

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 PROSPECTOR COURT WHEELERS HILL VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,506,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 URSULA CLOSE WHEELERS HILL VIC 3150	\$1,508,888	03-Dec-23
19 TANYA PLACE WHEELERS HILL VIC 3150	\$1,635,000	04-Dec-23
46 KENROSS DRIVE WHEELERS HILL VIC 3150	\$1,630,000	21-Oct-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 April 2024



## 7 URSULA CLOSE WHEELERS HILL VIC 3150

5 2 2

Sold Price

**\$1,508,888**

Sold Date **03-Dec-23**

Distance **0.24km**



## 19 TANYA PLACE WHEELERS HILL VIC 3150

5 2 2

Sold Price

**\$1,635,000**

Sold Date **04-Dec-23**

Distance **1.47km**



## 46 KENROSS DRIVE WHEELERS HILL VIC 3150

5 3 2

Sold Price

**\$1,630,000**

Sold Date **21-Oct-23**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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