

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

45 Ninevah Crescent, Wheelers Hill, VIC 3150

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$960,000

&

\$1,050,000

Median sale price

Median price

\$ 1,507,694

Property type

House

Suburb

WHEELERS HILL

Period - From

10/09/2023

to

09/09/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property |                                       | Price       | Date of sale |
|--------------------------------|---------------------------------------|-------------|--------------|
| 1                              | 4 Bramton Court Mulgrave Vic 3170     | \$1,010,000 | 2024-04-27   |
| 2                              | 72 Huxley Avenue Mulgrave Vic 3170    | \$970,000   | 2024-06-01   |
| 3                              | 1 Ondine Drive Wheelers Hill Vic 3150 | \$1,072,000 | 2024-07-27   |

This Statement of Information was prepared on: 10/09/2024

