

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

30 NINEVAH CRESCENT WHEELERS HILL VIC 3150

Indicative selling price

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

Single Price

or range
between

\$1,160,000

&

\$1,276,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,386,900

Property type

House

Suburb

Wheelers Hill

Period-from

01 May 2021

to

30 Apr 2022

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

10 DRYSDALE COURT WHEELERS HILL VIC 3150	\$1,178,000	10-Feb-22
23 PLATO CRESCENT WHEELERS HILL VIC 3150	\$1,215,000	18-Dec-21
58 REMBRANDT DRIVE WHEELERS HILL VIC 3150	\$1,200,000	20-Nov-21

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: 17 May 2022



10 DRYSDALE COURT WHEELERS HILL VIC 3150

Sold Price

\$1,178,000

Sold Date

10-Feb-22



3



2



2

Distance

0.56km



23 PLATO CRESCENT WHEELERS HILL VIC 3150

Sold Price

\$1,215,000

Sold Date

18-Dec-21



3



2



2

Distance

1.37km



58 REMBRANDT DRIVE WHEELERS HILL VIC 3150

Sold Price

\$1,200,000

Sold Date

20-Nov-21



3



2



2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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