## 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	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000	&	\$1,650,000
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#### Median sale price

Median price	\$1,515,000	Pro	perty Type	House		Suburb	Wheelers Hill
Period - From	01/01/2022	to	31/03/2022		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1 Dalkeith CI WHEELERS HILL 3150	\$1,570,000	29/10/2021
2	18 Darlington Av WHEELERS HILL 3150	\$1,560,000	09/04/2022
3	43 Belinda Cr WHEELERS HILL 3150	\$1,515,000	12/02/2022

#### OR

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

This Statement of Information was prepared on:	23/04/2022 16:17
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\$1,500,000 - \$1,650,000 **Median House Price** 

**Indicative Selling Price** 

March quarter 2022: \$1,515,000



# Property Type: House Land Size: 680 sqm approx

**Agent Comments** 

# Comparable Properties



1 Dalkeith CI WHEELERS HILL 3150 (VG)





Price: \$1,570,000 Method: Sale Date: 29/10/2021

Property Type: House (Res) Land Size: 730 sqm approx

**Agent Comments** 

Agent Comments

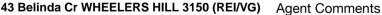


18 Darlington Av WHEELERS HILL 3150 (REI)





Price: \$1,560,000 Method: Auction Sale Date: 09/04/2022 Property Type: House Land Size: 682 sqm approx









Price: \$1,515,000 Method: Auction Sale Date: 12/02/2022

Property Type: House (Res) Land Size: 649 sqm approx

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