

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 Portobello Place, Wheelers Hill, VIC 3150

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,488,000

Property Type

House

Suburb

Wheelers hill

Period - From

19/06/2024

to

18/12/2024

Source

pdol

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

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 Enrica Pl, Wheelers Hill Vic	\$1,400,000	15/09/2024
2 963 Ferntree Gully Rd, Wheelers Hill Vic	\$1,397,000	13/09/2024
3 135 Whites La, Wheelers Hill Vic	\$1,470,000	12/10/2024

This Statement of Information was prepared on:

19/12/2024