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	3 BELVEDERE AVENUE 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	$1,500,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,450,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Nov 2021	to	31 Oct 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
9 ERIC COURT WHEELERS HILL VIC 3150	$1,601,800	27-May-22
29 WINTERTON DRIVE WHEELERS HILL VIC 3150	$1,650,000	20-Jul-22
2 SHERINGHAM DRIVE WHEELERS HILL VIC 3150	$1,650,000	08-Jun-22

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.~~

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9 ERIC COURT WHEELERS HILL VIC 3150

4 3 2

Sold Price **$1,601,800** Sold Date **27-May-22**

Distance **0.16km**

29 WINTERTON DRIVE WHEELERS HILL VIC 3150

5 2 2

Sold Price **$1,650,000** Sold Date **20-Jul-22**

Distance **0.75km**

2 SHERINGHAM DRIVE WHEELERS HILL VIC 3150

5 3 2

Sold Price Sold Date **08-Jun-22**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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