

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

23 Mackellar 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Oct 2020

to

30 Sep 2021

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

40 Mackellar Avenue Wheelers Hill VIC 3150	\$1,300,000	09-Oct-21
22 Regina Street Wheelers Hill VIC 3150	\$1,350,000	08-May-21
35 Graduate Crescent Wheelers Hill VIC 3150	\$1,300,000	29-Mar-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: 11 October 2021



40 Mackellar Avenue Wheelers Hill VIC 3150

Sold Price

^{RS} \$1,300,000

Sold Date

09-Oct-21

 3  1  2

Distance

0.2km



22 Regina Street Wheelers Hill VIC 3150

Sold Price

\$1,350,000

Sold Date

08-May-21

 4  2  2

Distance

0.22km



35 Graduate Crescent Wheelers Hill VIC 3150

Sold Price

\$1,300,000

Sold Date

29-Mar-21

 4  2  1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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