

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

18 Cootamundra Drive, Wheelers Hill VIC 3150

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,443,000

Property Type

House

Suburb

Wheelers Hill

Period - From

30/07/2024

to

28/01/2025

Source

core_logic

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
263 Lum Road Wheelers Hill VIC 3150	\$1,210,000	30/11/2024
44 Strada Crescent Wheelers Hill VIC 3150	\$1,116,000	02/11/2024
115 Strada Crescent Wheelers Hill VIC 3150	\$1,180,000	01/11/2024

This Statement of Information was prepared on:

30/01/2025