

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

7 Raphael Drive 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Feb 2019

to

31 Jan 2020

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

7 Nevada Close Wheelers Hill VIC 3150	\$1,100,127	27-Nov-19
2 Dali Court Wheelers Hill VIC 3150	\$1,201,000	23-Nov-19
37 Darnley Grove Wheelers Hill VIC 3150	\$1,050,000	30-Nov-19

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: 21 February 2020



7 Nevada Close Wheelers Hill VIC 3150

Sold Price

\$1,100,127

Sold Date

27-Nov-19



3



1



2

Distance

0.32km



2 Dali Court Wheelers Hill VIC 3150

Sold Price

^{RS} **\$1,201,000**

Sold Date

23-Nov-19



4



2



2

Distance

0.42km



37 Darnley Grove Wheelers Hill VIC 3150

Sold Price

\$1,050,000

Sold Date

30-Nov-19



3



2



6

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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