

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 CRAIG HILL 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

\$1,275,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,445,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Apr 2022

to

31 Mar 2023

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

1 CRAIG HILL DRIVE WHEELERS HILL VIC 3150	\$1,405,000	15-Apr-23
63 CRAIG HILL DRIVE WHEELERS HILL VIC 3150	\$1,385,000	12-Nov-22
9 GERALDINE CLOSE WHEELERS HILL VIC 3150	\$1,335,000	15-Apr-23

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: 27 April 2023