

## 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

45 BELINDA CRESCENT WHEELERS HILL VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 Sep 2021

to

31 Aug 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

2 SHERINGHAM DRIVE WHEELERS HILL VIC 3150	\$1,650,000	15-Jun-22
29 WINTERTON DRIVE WHEELERS HILL VIC 3150	\$1,650,000	21-Jul-22
38 ERSKINE CRESCENT WHEELERS HILL VIC 3150	\$1,628,000	14-May-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.~~

This Statement of Information was prepared on: 01 September 2022



## 2 SHERINGHAM DRIVE WHEELERS HILL VIC 3150

 5
  3
  2

Sold Price

<sup>RS</sup>
**\$1,650,000**

Sold Date

**15-Jun-22**

Distance

**0.58km**


## 29 WINTERTON DRIVE WHEELERS HILL VIC 3150

 5
  2
  2

Sold Price

<sup>RS</sup>
**\$1,650,000**
<sup>UN</sup>

Sold Date

**21-Jul-22**

Distance

**1.21km**


## 38 ERSKINE CRESCENT WHEELERS HILL VIC 3150

 5
  3
  3

Sold Price

**\$1,628,000**

Sold Date

**14-May-22**

Distance

**0.85km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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