

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

4 Norval Court, 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 \$1,450,000

Property Type House

Suburb Wheelers Hill

Period - From 09/01/2022

to

08/01/2023

Source REIV

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 six 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	38 Cootamundra Dr WHEELERS HILL 3150	\$1,214,000	08/12/2022
2	3 Garfield PI WHEELERS HILL 3150	\$1,152,000	19/11/2022
3	8 Azalea Ct WHEELERS HILL 3150	\$1,110,000	10/12/2022

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 six months.~~

This Statement of Information was prepared on:

09/01/2023 16:59