

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

24 Oak Terrace, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$973,000

Property Type

Unit

Suburb

Wheelers Hill

Period - From

31/07/2022

to

30/07/2023

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	1/9 Luton Ct ROWVILLE 3178	\$825,500	15/07/2023
2	12 Camville Rd MULGRAVE 3170	\$827,500	01/07/2023
3			

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:

31/07/2023 10:01



3
 3
 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

31/07/2022 - 30/07/2023: \$973,000

Comparable Properties

1/9 Luton Ct ROWVILLE 3178 (REI)

Agent Comments

3
 2
 2

Price: \$825,500

Method:

Date: 15/07/2023

Property Type: Townhouse (Single)



12 Camville Rd MULGRAVE 3170 (REI)

Agent Comments

3
 2
 1

Price: \$827,500

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

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.

Account - VICPROP