

## 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

9 WATTLEGLADE COURT WHEELERS HILL VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jan 2023

to

31 Dec 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

5 AQUILA COURT WHEELERS HILL VIC 3150	\$1,520,000	29-Oct-23
1 CALDERWOOD AVENUE WHEELERS HILL VIC 3150	\$1,510,000	19-Aug-23
29 DONALD ROAD WHEELERS HILL VIC 3150	\$1,610,000	22-Oct-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: 18 January 2024



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**5 AQUILA COURT WHEELERS HILL VIC 3150** Sold Price **\$1,520,000** Sold Date **29-Oct-23**

4 3 2

Distance **0.28km**



**1 CALDERWOOD AVENUE WHEELERS HILL VIC 3150** Sold Price **\$1,510,000** Sold Date **19-Aug-23**

4 3 2

Distance **1.31km**



**29 DONALD ROAD WHEELERS HILL VIC 3150** Sold Price **\$1,610,000** Sold Date **22-Oct-23**

4 2 2

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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