

# 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

8 Annetta Court, 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)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,434,000

Property Type House

Suburb Wheelers Hill

Period - From 01/01/2022

to

31/12/2022

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	26 View Mount Rd WHEELERS HILL 3150	\$1,550,000	03/12/2022
2	6 Glenville Rd GLEN WAVERLEY 3150	\$1,487,000	26/11/2022
3	54 Glen Tower Dr GLEN WAVERLEY 3150	\$1,430,000	27/09/2022

**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:

15/03/2023 13:28



**woodards** 

## 8 Annetta Court, Wheelers Hill

### Additional information

Monash Council Rates: \$TBC (Refer S32)  
 Water Rates: \$TBCpq + usage (Refer S32)  
 Neighbourhood Residential Zone Schedule 4  
 Vegetation Protection Overlay Schedule 1  
 Land Size: 921sqm approx.  
 Frontage 24.3m approx.  
 Dual cross over  
 Gas ducted heating  
 Reverse cycle cooling units  
 Updated kitchen with Bosch dishwasher  
 Electric wall oven  
 Induction cooktop  
 Elevated deck  
 Large store room  
 Inground pool- with new heat pump  
 Double garage with remote door

### Rental Estimate

\$750 per week based on current market conditions

### Close proximity to

#### Schools

Wheelers Hill Primary- Whites Lane, Wheelers Hill (1.3km)  
 Brentwood Secondary College- Watsons Rd, Glen Waverley (2.3km)  
 Caulfield Grammar- Jells Rd, Wheelers Hill (2.6km)  
 Monash Uni- Wellington Rd, Clayton (6.3km)

#### Shops

The Glen- Springvale Rd, Glen Waverley (2.7km)  
 Brandon Park- Springvale Rd, Wheelers Hill (2.3km)  
 Wheelers Hill Shopping Centre- Jells Rd, Wheelers Hill (3.5km)

#### Parks

Jells Park- Jells Rd, Wheelers Hill (3.1km)

#### Transport

Glen Waverley Train Station (2.7km)  
 Bus 736 Mitcham to Blackburn via The Glen

#### Terms

10% deposit, balance 90/120 days or any other such terms agreed to by the vendor prior to auction

#### Chattels

All fixed floor coverings, electrical light fittings and window furnishing as inspected



**Julian Badenach**  
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