



Statement of Information

Section 47AF of the Estate Agents Act 1980

49 Sheringham Drive,
Wheelers Hill VIC 3150

Indicative selling price

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

\$1,580,000 - \$1,700,000

Median sale price

\$1,445,000

Median **House** price for **Wheelers Hill** from **Corelogic** from the 01/04/2022 – 31/03/2023.

Comparable Property Sales

****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.**

5 Dalkeith Close, Wheelers Hill VIC 3150	\$1,638,000	Sold 1 st of April 2023
14 Redleaf Way Wheelers Hill VIC 3150	\$1,590,000	Sold 28 th of Jan 2023
13 Sheringham Drive Wheelers Hill VIC 3150	\$1,760,000	Sold 23 rd October 2023

This Statement of Information was prepared on: 17th of April 2023

House



5 Bed



2 Bath



2 Car

Harcourts First
314 Stephenson's Road
Mount Waverley VIC 3149

Harcourts