

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

22 WHALLEY DRIVE WHEELERS HILL VIC 3150

Indicative selling price

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

Single Price

or range
between

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,386,900

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jun 2021

to

31 May 2022

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

12 GRANDVIEW ROAD WHEELERS HILL VIC 3150	\$1,400,000	03-Mar-22
62 WHALLEY DRIVE WHEELERS HILL VIC 3150	\$1,450,000	29-Apr-22
89 GRANDVIEW ROAD WHEELERS HILL VIC 3150	\$1,425,000	02-Apr-22

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: 15 June 2022



12 GRANDVIEW ROAD WHEELERS HILL VIC 3150

Sold Price

\$1,400,000

Sold Date

03-Mar-22

4 2 2

Distance

0.23km



62 WHALLEY DRIVE WHEELERS HILL VIC 3150

Sold Price

^{RS} **\$1,450,000**

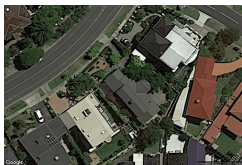
Sold Date

29-Apr-22

4 2 2

Distance

0.45km



89 GRANDVIEW ROAD WHEELERS HILL VIC 3150

Sold Price

^{RS} **\$1,425,000**

Sold Date

02-Apr-22

4 2 2

Distance

0.59km



17 HOLLY GREEN DRIVE WHEELERS HILL VIC 3150

Sold Price

^{RS} **\$1,465,000**

Sold Date

11-Jun-22

4 2 4

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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