

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 12 Whalley Drive, Wheelers Hill 3150

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,300,000 & \$1,400,000

## Median sale price

Median price \$1,403,000 Property type House Suburb Wheelers Hill

Period - From 01/01/2023 to 31/03/2023 Source R.E.I.V

## Comparable property sales

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
28 Radleigh Drive, Wheelers Hill 3150	\$1,351,000	18/03/2023
1 Craig Hill Drive, Wheelers Hill 3150	\$1,405,000	15/04/2023
6 Ash Court, Wheelers Hill 3150	\$1,300,000	26/06/2023

This Statement of Information was prepared on: 04/07/2023