

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

1/11 YEOVIL COURT 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

Other

Suburb

Wheelers Hill

Period-from

07 Dec 2023

to

07 Jun 2024

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

1/278 JELLS ROAD WHEELERS HILL VIC 3150	\$1,150,000	07-May-24
2 BELLERINE COURT MULGRAVE VIC 3170	\$1,168,888	06-Jan-24
4 SIR KENNETH LUKE BOULEVARD MULGRAVE VIC 3170	\$1,101,000	27-Apr-24

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: 07 June 2024



1/278 JELLS ROAD WHEELERS HILL VIC 3150

4 3 2

Sold Price ^{RS} **\$1,150,000** Sold Date **07-May-24**

Distance **0.17km**



2 BELLERINE COURT MULGRAVE VIC 3170

4 2 2

Sold Price **\$1,168,888** Sold Date **06-Jan-24**

Distance **0.76km**



4 SIR KENNETH LUKE BOULEVARD MULGRAVE VIC 3170

4 2 2

Sold Price **\$1,101,000** Sold Date **27-Apr-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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