

## 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

10 WALDEN AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,280,000

&

\$1,408,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,445,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jul 2022

to

30 Jun 2023

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

6 DARLINGTON AVENUE WHEELERS HILL VIC 3150	\$1,088,000	25-Feb-23
50 HIGHWOOD DRIVE WHEELERS HILL VIC 3150	\$1,312,000	13-May-23
8 DOMINO COURT WHEELERS HILL VIC 3150	\$1,380,000	04-May-23

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: 13 July 2023



**6 DARLINGTON AVENUE  
WHEELERS HILL VIC 3150**

4 2 2

Sold Price **\$1,088,000** Sold Date **25-Feb-23**

Distance **0.54km**



**50 HIGHWOOD DRIVE WHEELERS  
HILL VIC 3150**

3 2 2

Sold Price **\$1,312,000** Sold Date **13-May-23**

Distance **0.73km**



**8 DOMINO COURT WHEELERS HILL  
VIC 3150**

4 2 2

Sold Price **\$1,380,000** Sold Date **04-May-23**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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