

## 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

11 ADAM 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,472,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Feb 2023

to

31 Jan 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

903 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150	\$1,335,000	08-Dec-23
961 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150	\$1,258,000	03-Feb-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: 26 February 2024

**903 FERNTREE GULLY ROAD  
WHEELERS HILL VIC 3150**4  3  2 Sold Price **\$1,335,000** Sold Date **08-Dec-23**Distance **0.27km****961 FERNTREE GULLY ROAD  
WHEELERS HILL VIC 3150**4  2  2 Sold Price <sup>RS</sup> **\$1,258,000** Sold Date **03-Feb-24**Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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