

## 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

14 OAK TERRACE 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,500

Property type

Unit

Suburb

Wheelers Hill

Period-from

01 Mar 2023

to

29 Feb 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

|  |             |           |
|--|-------------|-----------|
| 1/872 WAVERLEY ROAD WHEELERS HILL VIC 3150 | \$1,010,000 | 17-Feb-24 |
| 19 OAK TERRACE WHEELERS HILL VIC 3150      | \$1,070,000 | 05-Aug-23 |
| 2/137 JELLS ROAD WHEELERS HILL VIC 3150    | \$1,010,000 | 19-Aug-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: 07 March 2024



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**1/872 WAVERLEY ROAD  
WHEELERS HILL VIC 3150**

3 2 2

Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **17-Feb-24**

Distance **2.41km**



**19 OAK TERRACE WHEELERS HILL  
VIC 3150**

3 2 2

Sold Price **\$1,070,000** Sold Date **05-Aug-23**

Distance **0.05km**



**2/137 JELLS ROAD WHEELERS  
HILL VIC 3150**

3 2 2

Sold Price **\$1,010,000** Sold Date **19-Aug-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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