

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

2/11 WANDOO 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

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

2/5 DOBELL COURT MULGRAVE VIC 3170	\$910,000	04-Mar-23
2/2 AGNES COURT GLEN WAVERLEY VIC 3150	\$910,000	01-Jul-23
4/137 JELLS ROAD WHEELERS HILL VIC 3150	\$904,000	11-Feb-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: 08 July 2023


**2/5 DOBELL COURT MULGRAVE
VIC 3170**

3 2 1

 Sold Price **\$910,000** Sold Date **04-Mar-23**

 Distance **0.84km**

**2/2 AGNES COURT GLEN
WAVERLEY VIC 3150**

3 3 2

 Sold Price ^{RS} **\$910,000** Sold Date **01-Jul-23**

 Distance **1.31km**

**4/137 JELLS ROAD WHEELERS
HILL VIC 3150**

3 2 2

 Sold Price **\$904,000** Sold Date **11-Feb-23**

 Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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