

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 8A Elkins Court, Wheelers Hill Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,380,000 & \$1,518,000

Median sale price

Median price \$1,388,000 Property Type House Suburb Wheelers Hill

Period - From 01/07/2022 to 30/06/2023 Source REIV

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 six 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	2/51 Diosma Dr GLEN WAVERLEY 3150	\$1,580,000	03/05/2023
2	1/11 Wandoo Ct WHEELERS HILL 3150	\$1,253,000	18/03/2023
3	13a Farnham Av WHEELERS HILL 3150	\$1,240,000	01/04/2023

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 six months.~~

This Statement of Information was prepared on: 29/08/2023 11:17



Property Type:
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,518,000
Median House Price
Year ending June 2023: \$1,388,000

Comparable Properties

2/51 Diosma Dr GLEN WAVERLEY 3150
(REI/VG)

Agent Comments



Price: \$1,580,000
Method: Sold Before Auction
Date: 03/05/2023
Property Type: Townhouse (Res)

1/11 Wandoo Ct WHEELERS HILL 3150
(REI/VG)

Agent Comments



Price: \$1,253,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Townhouse (Res)
Land Size: 245 sqm approx



13a Farnham Av WHEELERS HILL 3150
(REI/VG)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Townhouse (Res)
Land Size: 328 sqm approx