

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

280 Lum Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,506,500 Property Type House Suburb Wheelers Hill

Period - From 01/04/2023 to 31/03/2024 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	8 Harlingford Ct WHEELERS HILL 3150	\$1,772,800	04/05/2024
2	20 Mill Ct WHEELERS HILL 3150	\$1,716,100	17/03/2024
3	52 Petronella Av WHEELERS HILL 3150	\$1,688,000	23/03/2024

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:

15/05/2024 10:57



4 3 2

Property Type: House

Agent Comments

Comparable Properties



8 Harlingford Ct WHEELERS HILL 3150 (REI) Agent Comments

4 2 1

Price: \$1,772,800

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 778 sqm approx



20 Mill Ct WHEELERS HILL 3150 (REI) Agent Comments

4 2 2

Price: \$1,716,100

Method: Auction Sale

Date: 17/03/2024

Property Type: House (Res)



52 Petronella Av WHEELERS HILL 3150 (REI) Agent Comments

4 3 3

Price: \$1,688,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)