

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

3 Ashley Close, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,465,000 Property Type House Suburb Wheelers Hill

Period - From 01/07/2023 to 30/09/2023 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	23 Holly Green Dr WHEELERS HILL 3150	\$1,603,000	26/08/2023
2	1 Calderwood Av WHEELERS HILL 3150	\$1,510,000	19/08/2023
3	960 Waverley Rd WHEELERS HILL 3150	\$1,465,000	19/08/2023

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:

24/10/2023 14:07



Property Type:

Divorce/Estate/Family Transfers

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



23 Holly Green Dr WHEELERS HILL 3150 (REI) Agent Comments



Price: \$1,603,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 664 sqm approx

1 Calderwood Av WHEELERS HILL 3150 (REI) Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 647 sqm approx



960 Waverley Rd WHEELERS HILL 3150 (REI) Agent Comments



Price: \$1,465,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 695 sqm approx