

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 32 Ninevah Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,434,000 Property Type House Suburb Wheelers Hill

Period - From 01/04/2022 to 31/03/2023 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	9 Ninevah Cr WHEELERS HILL 3150	\$1,250,000	01/05/2023
2	4 Topaz Ct MULGRAVE 3170	\$1,245,000	20/05/2023
3	20 Mantova Dr WHEELERS HILL 3150	\$1,168,000	24/06/2023

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: 06/07/2023 09:29



Property Type: House (Previously Occupied - Detached)

Land Size: 793 sqm approx

Agent Comments

Comparable Properties

9 Ninevah Cr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 01/05/2023

Property Type: House (Res)



4 Topaz Ct MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,245,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 719 sqm approx

20 Mantova Dr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,168,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 672 sqm approx