

# 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 39 Belvedere Avenue, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,250,000

### Median sale price

Median price \$1,525,000 Property Type House Suburb Wheelers Hill

Period - From 01/01/2024 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	1 Belinda Cr WHEELERS HILL 3150	\$2,425,000	14/12/2023
2	52 Donald Rd WHEELERS HILL 3150	\$2,410,000	24/03/2024
3	30 Mackintosh Rd WHEELERS HILL 3150	\$2,094,000	20/03/2024

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: 07/05/2024 16:01