

## 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

4 AVERY COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,472,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

7 LANDY COURT WHEELERS HILL VIC 3150	\$2,290,000	19-Aug-23
3 THE WOODLAND WHEELERS HILL VIC 3150	\$1,800,000	27-Oct-23
9 ERIC COURT WHEELERS HILL VIC 3150	\$1,800,000	16-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 26 February 2024



**7 LANDY COURT WHEELERS HILL  
VIC 3150**

 4  2  4

Sold Price

**\$2,290,000**

Sold Date

**19-Aug-23**

Distance

**0.18km**



**3 THE WOODLAND WHEELERS  
HILL VIC 3150**

 3  2  2

Sold Price

**\$1,800,000**

Sold Date

**27-Oct-23**

Distance

**0.74km**



**9 ERIC COURT WHEELERS HILL  
VIC 3150**

 5  3  2

Sold Price

Sold Date

**16-Sep-23**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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