

# 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 Silvana 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)

Range between \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,403,250 Property Type House Suburb Wheelers Hill

Period - From 01/04/2023 to 30/06/2023 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	32 Ninevah Cr WHEELERS HILL 3150	\$1,215,000	12/08/2023
2	29 Matlock Av MULGRAVE 3170	\$1,141,000	27/05/2023
3	130 Brandon Park Dr WHEELERS HILL 3150	\$1,120,000	06/09/2023

**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:

02/10/2023 11:53



**Property Type:** House (Res)

**Land Size:** 721 sqm approx

Agent Comments

## Comparable Properties



**32 Ninevah Cr WHEELERS HILL 3150 (REI)**

Agent Comments



**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 788 sqm approx



**29 Matlock Av MULGRAVE 3170 (REI/VG)**

Agent Comments



**Price:** \$1,141,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 658 sqm approx

**130 Brandon Park Dr WHEELERS HILL 3150 (REI)**

Agent Comments



**Price:** \$1,120,000

**Method:** Sold Before Auction

**Date:** 06/09/2023

**Property Type:** House (Res)