

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

5 AQUILA COURT WHEELERS HILL VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,403,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Oct 2022

to

30 Sep 2023

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

6 PETRONELLA AVENUE WHEELERS HILL VIC 3150	\$1,350,000	25-May-23
5 BEAUMONT PLACE WHEELERS HILL VIC 3150	\$1,401,000	29-Jul-23
8 DOMINO COURT WHEELERS HILL VIC 3150	\$1,380,000	04-May-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: 04 October 2023



**6 PETRONELLA AVENUE
WHEELERS HILL VIC 3150**

3 1 2

Sold Price **\$1,350,000** Sold Date **25-May-23**

Distance **0.28km**



**5 BEAUMONT PLACE WHEELERS
HILL VIC 3150**

4 2 1

Sold Price **\$1,401,000** Sold Date **29-Jul-23**

Distance **0.63km**



**8 DOMINO COURT WHEELERS HILL
VIC 3150**

4 2 2

Sold Price **\$1,380,000** Sold Date **04-May-23**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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