

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 ARNOTT 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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jan 2023

to

31 Dec 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

3 ASHLEY CLOSE WHEELERS HILL VIC 3150	\$1,830,000	16-Nov-23
7 LANDY COURT WHEELERS HILL VIC 3150	\$2,290,000	19-Aug-23
63 DONALD ROAD WHEELERS HILL VIC 3150	\$1,960,000	13-Nov-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: 18 January 2024



**3 ASHLEY CLOSE WHEELERS HILL
VIC 3150**

Sold Price

^{RS}

\$1,830,000

Sold Date

16-Nov-23

4 3 4

Distance

0.2km



**7 LANDY COURT WHEELERS HILL
VIC 3150**

Sold Price

^{RS}

\$2,290,000

Sold Date

19-Aug-23

4 2 4

Distance

0.5km



**63 DONALD ROAD WHEELERS
HILL VIC 3150**

Sold Price

^{RS}

\$1,960,000

Sold Date

13-Nov-23

6 3 2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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