

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

7 HAVERSHAM AVENUE 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,445,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jul 2022

to

30 Jun 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

2 PINEVIEW CLOSE WHEELERS HILL VIC 3150	\$1,330,000	01-Jul-23
29 BRAMLEY CRESCENT WHEELERS HILL VIC 3150	\$1,325,000	07-Jun-23
6 PETRONELLA AVENUE WHEELERS HILL VIC 3150	\$1,350,000	25-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: 07 July 2023

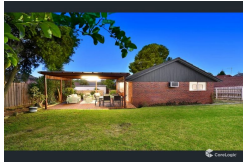


2 PINEVIEW CLOSE WHEELERS HILL VIC 3150

3 2 2

Sold Price ^{RS} **\$1,330,000** Sold Date **01-Jul-23**

Distance **0.27km**



29 BRAMLEY CRESCENT WHEELERS HILL VIC 3150

3 2 2

Sold Price ^{RS} **\$1,325,000** Sold Date **07-Jun-23**

Distance **0.44km**



6 PETRONELLA AVENUE WHEELERS HILL VIC 3150

3 1 2

Sold Price ^{RS} **\$1,350,000** Sold Date **25-May-23**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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