

## 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

74A STRADA CRESCENT 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

\$1,350,000

&

\$1,485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,509,444

Property type

Other

Suburb

Wheelers Hill

Period-from

01 May 2023

to

30 Apr 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

14 MEADOWBROOK DRIVE WHEELERS HILL VIC 3150	\$1,440,000	23-Mar-24
1 HAVENSTOCK COURT WHEELERS HILL VIC 3150	\$1,530,000	06-Dec-23
30 TUDAWALI CRESCENT WHEELERS HILL VIC 3150	\$1,350,000	10-Feb-24

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 May 2024



**14 MEADOWBROOK DRIVE  
WHEELERS HILL VIC 3150**

 4  3  2

Sold Price <sup>RS</sup> **\$1,440,000** Sold Date **23-Mar-24**

Distance **0.62km**



**1 HAVENSTOCK COURT  
WHEELERS HILL VIC 3150**

 4  3  1

Sold Price <sup>RS</sup> **\$1,530,000** Sold Date **06-Dec-23**

Distance **0.78km**



**30 TUDAWALI CRESCENT  
WHEELERS HILL VIC 3150**

 4  2  2

Sold Price **\$1,350,000** Sold Date **10-Feb-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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