

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

9 PROSPECTOR 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

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,506,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Mar 2023

to

29 Feb 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

7 PETRONELLA AVENUE WHEELERS HILL VIC 3150	\$1,510,000	02-Dec-23
5 AQUILA COURT WHEELERS HILL VIC 3150	\$1,520,000	29-Oct-23
17 CRAIG HILL DRIVE WHEELERS HILL VIC 3150	\$1,650,000	24-Dec-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 March 2024



**7 PETRONELLA AVENUE
WHEELERS HILL VIC 3150**

5 2 2

Sold Price **\$1,510,000** Sold Date **02-Dec-23**

Distance **0.26km**



**5 AQUILA COURT WHEELERS HILL
VIC 3150**

4 3 2

Sold Price **\$1,520,000** Sold Date **29-Oct-23**

Distance **0.5km**



**17 CRAIG HILL DRIVE WHEELERS
HILL VIC 3150**

5 3 2

Sold Price **\$1,650,000** Sold Date **24-Dec-23**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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