

## 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

961 FERNTREE GULLY ROAD 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Dec 2022

to

30 Nov 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

41 SUMMERHILL AVENUE WHEELERS HILL VIC 3150	\$1,130,000	11-Nov-23
3 ELMSTEAD DRIVE WHEELERS HILL VIC 3150	\$1,115,000	11-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: 26 December 2023



**41 SUMMERHILL AVENUE  
WHEELERS HILL VIC 3150**

4 2 2

Sold Price <sup>RS</sup> **\$1,130,000** Sold Date **11-Nov-23**

Distance **0.42km**



**3 ELMSTEAD DRIVE WHEELERS  
HILL VIC 3150**

3 2 4

Sold Price <sup>RS</sup> **\$1,115,000** <sup>UN</sup> Sold Date **11-Nov-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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