

## 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

992 WAVERLEY 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

\$1,100,000

&

\$1,210,000

### 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

|   |             |           |
|---|-------------|-----------|
| 3 GEMINI COURT WHEELERS HILL VIC 3150     | \$1,075,000 | 16-Dec-23 |
| 47 REMBRANDT DRIVE WHEELERS HILL VIC 3150 | \$1,208,800 | 17-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: 21 March 2024

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**3 GEMINI COURT WHEELERS HILL  
VIC 3150**

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Sold Price

**\$1,075,000**

Sold Date

**16-Dec-23**

Distance

**1.46km****47 REMBRANDT DRIVE WHEELERS  
HILL VIC 3150**

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Sold Price

**\$1,208,800**

Sold Date

**17-Nov-23**

Distance

**1.94km**

RS = Recent sale

UN = Undisclosed Sale

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