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	5 Morecombe Place 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	$1,500,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,225,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Jul 2020	to	30 Jun 2021	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
4 Walden Avenue Wheelers Hill VIC 3150	$1,625,000	10-Jul-21
17 Harlingford Court Wheelers Hill VIC 3150	$1,560,000	26-Jun-21
17 Sunnybrook Drive Wheelers Hill VIC 3150	$1,601,000	17-Apr-21

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.~~

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Belle Property Glen Waverley
P 9886 6900
M 0418 349 243
E glenwaverley@belleproperty.com



4 Walden Avenue Wheelers Hill VIC 3150

4 2 2

Sold Price RS **$1,625,000** UN

Sold Date **10-Jul-21**

Distance **0.61km**



17 Harlingford Court Wheelers Hill VIC 3150

5 2 2

Sold Price RS **$1,560,000**

Sold Date **26-Jun-21**

Distance **1.66km**



17 Sunnybrook Drive Wheelers Hill VIC 3150

4 2 3

Sold Price **$1,601,000**

Sold Date **17-Apr-21**

Distance **0.26km**

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

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