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<br>Including suburb and postcode | 9 JUNE CLOSE 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 | $1,250,000 | & | $1,375,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,402,500 | Property type | House | Suburb | Wheelers Hill |
| Period-from | 01 Jul 2021 | to | 27 Jun 2022 | 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 |
|---|---|---|
| 89 PETRONELLA AVENUE WHEELERS HILL VIC 3150 | $1,300,000 | 26-Mar-22 |
| 9 BASIL CRESCENT WHEELERS HILL VIC 3150 | $1,485,000 | 09-Apr-22 |
| | | |

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: 27 June 2022

Bruce Liu
M 0424576188
E bliu@buxton.com.au

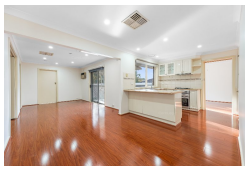


**89 PETRONELLA AVENUE WHEELERS HILL VIC 3150**

4 2 2

Sold Price **$1,300,000** Sold Date **26-Mar-22**

Distance **0.22km**



**9 BASIL CRESCENT WHEELERS HILL VIC 3150**

4 2 2

Sold Price **$1,485,000** Sold Date **09-Apr-22**

Distance **0.17km**

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

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