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	2 IRENE 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~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,424,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Jul 2021	to	30 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
4 COLONIAL CLOSE WHEELERS HILL VIC 3150	$1,200,000	28-Apr-22
765 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150	$1,197,500	26-Mar-22
1 RENOIR COURT WHEELERS HILL VIC 3150	$1,100,000	07-May-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: 20 July 2022

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4 COLONIAL CLOSE WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,200,000** Sold Date **28-Apr-22**

Distance **0.53km**



765 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150

3 2 1

Sold Price **$1,197,500** Sold Date **26-Mar-22**

Distance **0.58km**



1 RENOIR COURT WHEELERS HILL VIC 3150

4 2 2

Sold Price RS **$1,100,000** Sold Date **07-May-22**

Distance **0.83km**

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

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