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 DUVAL 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	&	$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,450,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Aug 2021	to	31 July 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
9 JUNE CLOSE WHEELERS HILL VIC 3150	$1,305,000	06-Aug-22
6 PROSPECTOR COURT WHEELERS HILL VIC 3150	$1,100,000	11-Jun-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 August 2022

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9 JUNE CLOSE WHEELERS HILL VIC 3150

6 2 2

Sold Price RS **$1,305,000** Sold Date **06-Aug-22**

Distance **0.32km**



6 PROSPECTOR COURT WHEELERS HILL VIC 3150

3 2 2

Sold Price **$1,100,000** Sold Date **11-Jun-22**

Distance **0.7km**

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

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