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	6 SAMUEL 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,450,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Nov 2021	to	31 Oct 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
2 LORETTA AVENUE WHEELERS HILL VIC 3150	$1,111,000	27-Aug-22
26 ELMSTEAD DRIVE WHEELERS HILL VIC 3150	$1,081,700	15-Oct-22
248 LUM ROAD WHEELERS HILL VIC 3150	$1,183,000	03-Sep-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 November 2022

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2 LORETTA AVENUE WHEELERS HILL VIC 3150

3 2 2

Sold Price **$1,111,000** Sold Date **27-Aug-22**

Distance **0.31km**



26 ELMSTEAD DRIVE WHEELERS HILL VIC 3150

3 1 2

Sold Price RS **$1,081,700** Sold Date **15-Oct-22**

Distance **0.8km**



248 LUM ROAD WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,183,000** Sold Date **03-Sep-22**

Distance **1.92km**

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

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