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 SIMON 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	$1,050,000	&	$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,450,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Dec 2021	to	30 Nov 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
3 GARFIELD PLACE WHEELERS HILL VIC 3150	$1,152,000	19-Nov-22
14 VANESSA CRESCENT WHEELERS HILL VIC 3150	$1,105,000	22-Oct-22
268 BRANDON PARK DRIVE WHEELERS HILL VIC 3150	$1,150,000	29-Oct-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: 05 December 2022

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3 GARFIELD PLACE WHEELERS HILL VIC 3150

3 2 2

Sold Price RS $1,152,000 Sold Date 19-Nov-22

Distance 1.11km



14 VANESSA CRESCENT WHEELERS HILL VIC 3150

3 2 4

Sold Price RS $1,105,000 UN Sold Date 22-Oct-22

Distance 1.58km



268 BRANDON PARK DRIVE WHEELERS HILL VIC 3150

4 2 1

Sold Price RS $1,150,000 Sold Date 29-Oct-22

Distance 1.53km

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

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