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 MACKERRAS 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,420,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Feb 2022	to	31 Jan 2023	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
5 MALABAR COURT WHEELERS HILL VIC 3150	$981,000	01-Oct-22
4 STRATFORD COURT MULGRAVE VIC 3170	$1,015,000	13-Aug-22
8 GLENGARIFF DRIVE MULGRAVE VIC 3170	$983,000	04-Feb-23

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: 07 February 2023

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5 MALABAR COURT WHEELERS HILL VIC 3150

3 2 2

Sold Price **$981,000** Sold Date **01-Oct-22**

Distance **0.6km**



4 STRATFORD COURT MULGRAVE VIC 3170

4 3 2

Sold Price **$1,015,000** Sold Date **13-Aug-22**

Distance **0.77km**



8 GLENGARIFF DRIVE MULGRAVE VIC 3170

4 2 1

Sold Price RS **$983,000** Sold Date **04-Feb-23**

Distance **1.02km**

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

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