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	3/60 DONALD ROAD 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,440,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Apr 2022	to	31 Mar 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
1/19 MILL COURT WHEELERS HILL VIC 3150	$822,000	22-Oct-22
3 BELLERINE COURT MULGRAVE VIC 3170	$821,000	03-Dec-22
4/137 JELLS ROAD WHEELERS HILL VIC 3150	$904,000	11-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: 05 April 2023

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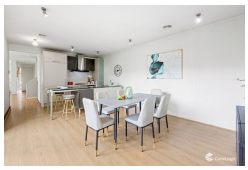
1/19 MILL COURT WHEELERS HILL VIC 3150

3 2 1

Sold Price **$822,000** Sold Date **22-Oct-22**

Distance **1.58km**



3 BELLERINE COURT MULGRAVE VIC 3170

3 2 2

Sold Price **$821,000** Sold Date **03-Dec-22**

Distance **1.89km**



4/137 JELLS ROAD WHEELERS HILL VIC 3150

3 2 2

Sold Price RS **$904,000** Sold Date **11-Feb-23**

Distance **0.29km**

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

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