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 LOCUM 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	$990,000	&	$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,450,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 May 2022	to	30 Apr 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
151 BRANDON PARK DRIVE WHEELERS HILL VIC 3150	$1,130,000	08-Mar-23
18 HUXLEY AVENUE MULGRAVE VIC 3170	$932,000	01-Apr-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: 16 May 2023

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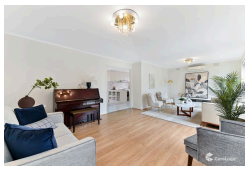

151 BRANDON PARK DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price RS **$1,130,000** Sold Date **08-Mar-23**

Distance **1.06km**



18 HUXLEY AVENUE MULGRAVE VIC 3170

4 2 2

Sold Price RS **$932,000** Sold Date **01-Apr-23**

Distance **1.03km**

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

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