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	1 Wattleglade Court, Wheelers Hill, VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$1,300,000	&	$1,400,000

Median sale price

Median price	$1,160,800	Property type	House	Suburb	WHEELERS HILL
Period - From	29/08/2020	to	25/02/2021	Source	CoreLogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 14 Haversham Avenue Wheelers Hill	$1,351,000	20/02/2021
2 114 Jells Road Wheelers Hill	$1,380,000	19/01/2021
3 48 Petronella Avenue Wheelers Hill	$1,360,000	16/11/2020

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 six months.~~

This Statement of Information was prepared on: 25/02/2021