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	16 ANDELANA AVENUE 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	$1,030,000	&	$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,502,500	Property type	House	Suburb	Wheelers Hill
Period-from	11 Jan 2023	to	11 Jul 2024	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
79 STRADA CRESCENT WHEELERS HILL VIC 3150	$1,120,000	24-Jun-24
256 BRANDON PARK DRIVE WHEELERS HILL VIC 3150	$1,135,000	13-Apr-24
80 BRANDON PARK DRIVE WHEELERS HILL VIC 3150	$1,100,000	17-Feb-24

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: 11 July 2024

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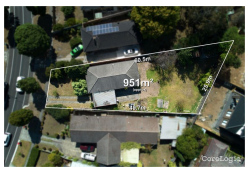
79 STRADA CRESCENT WHEELERS HILL VIC 3150

4 2 2

Sold Price RS $1,120,000 Sold Date 24-Jun-24

Distance 0.83km



256 BRANDON PARK DRIVE WHEELERS HILL VIC 3150

3 1 1

Sold Price RS UN - Sold Date 13-Apr-24

Distance 0.61km



80 BRANDON PARK DRIVE WHEELERS HILL VIC 3150

3 2 2

Sold Price $1,100,000 Sold Date 17-Feb-24

Distance 0.89km

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

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