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 ANNETTA 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	$1,500,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,507,694	Property type	House	Suburb	Wheelers Hill
Period-from	01 Aug 2023	to	31 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
4 PAXTON DRIVE GLEN WAVERLEY VIC 3150	$1,689,000	22-Apr-24
68 REMINGTON DRIVE GLEN WAVERLEY VIC 3150	$1,500,000	17-Jul-24
1 INGLEWOOD COURT WHEELERS HILL VIC 3150	$1,758,000	16-Mar-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: 13 August 2024

Bruce Liu
M 0424576188
E bliu@buxton.com.au



4 PAXTON DRIVE GLEN WAVERLEY VIC 3150

5 3 2

Sold Price RS **$1,689,000** UN

Sold Date **22-Apr-24**

Distance **0.59km**



68 REMINGTON DRIVE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS **$1,500,000**

Sold Date **17-Jul-24**

Distance **0.63km**



1 INGLEWOOD COURT WHEELERS HILL VIC 3150

5 2 2

Sold Price RS **$1,758,000**

Sold Date **16-Mar-24**

Distance **0.71km**

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

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