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	4 ENRICA PLACE 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	&	$1,080,000

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
7 EUROPA COURT WHEELERS HILL VIC 3150	$998,000	24-May-24
18 JODI AVENUE WHEELERS HILL VIC 3150	$1,085,000	27-Jul-24
1 ONDINE DRIVE WHEELERS HILL VIC 3150	$1,072,000	27-Jul-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: 26 August 2024

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7 EUROPA COURT WHEELERS HILL VIC 3150

3 1 2

Sold Price RS **$998,000** UN

Sold Date **24-May-24**

Distance **0.33km**



18 JODI AVENUE WHEELERS HILL VIC 3150

4 1 -

Sold Price RS **$1,085,000** UN

Sold Date **27-Jul-24**

Distance **0.42km**



1 ONDINE DRIVE WHEELERS HILL VIC 3150

3 1 2

Sold Price RS **$1,072,000**

Sold Date **27-Jul-24**

Distance **0.44km**

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

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