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	6 OAKBANK 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,507,694	Property type	House	Suburb	Wheelers Hill
Period-from	01 Sep 2023	to	31 Aug 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
9 HAVERSHAM AVENUE WHEELERS HILL VIC 3150	$1,240,000	29-Jun-24
18 JODI AVENUE WHEELERS HILL VIC 3150	$1,085,000	27-Jul-24
65 DONALD ROAD WHEELERS HILL VIC 3150	$1,265,000	14-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: 08 September 2024

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9 HAVERSHAM AVENUE WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,240,000** Sold Date **29-Jun-24**

Distance **0.24km**



18 JODI AVENUE WHEELERS HILL VIC 3150

4 1 -

Sold Price RS **$1,085,000** UN Sold Date **27-Jul-24**

Distance **1.77km**



65 DONALD ROAD WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,265,000** Sold Date **14-Mar-24**

Distance **1.53km**

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

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