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 TRAFFORD 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	$1,360,000	&	$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,515,000	Property type	House	Suburb	Wheelers Hill
Period-from	04 May 2024	to	04 Nov 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
12 AZTEC COURT WHEELERS HILL VIC 3150	$1,385,000	14-Sep-24
135 WHITES LANE WHEELERS HILL VIC 3150	$1,470,000	12-Oct-24
2 COOTAMUNDRA DRIVE WHEELERS HILL VIC 3150	$1,450,000	26-Oct-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: 04 November 2024

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12 AZTEC COURT WHEELERS HILL VIC 3150

4 2 2

Sold Price RS $1,385,000 Sold Date 14-Sep-24

Distance 0.36km



135 WHITES LANE WHEELERS HILL VIC 3150

4 2 2

Sold Price RS $1,470,000 Sold Date 12-Oct-24

Distance 0.87km



2 COOTAMUNDRA DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price $1,450,000 26-10-24

Distance 1.07km

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

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