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	2 DARLINGTON 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	$1,550,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,443,000	Property type	House	Suburb	Wheelers Hill
Period-from	01 Jan 2024	to	31 Dec 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 HEYSHAM DRIVE WHEELERS HILL VIC 3150	$1,642,000	26-Oct-24
24 STRICKLAND DRIVE WHEELERS HILL VIC 3150	$1,600,000	29-Oct-24
33 STRICKLAND DRIVE WHEELERS HILL VIC 3150	$1,660,000	21-Sep-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: 16 January 2025

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4 HEYSHAM DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price RS **$1,642,000** Sold Date **26-Oct-24**

Distance **0.25km**



24 STRICKLAND DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price RS **$1,600,000** UN Sold Date **29-Oct-24**

Distance **0.33km**



33 STRICKLAND DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,660,000** Sold Date **21-Sep-24**

Distance **0.43km**

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

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