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<br>Including suburb and postcode | 78 LUM ROAD 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 | $1,580,000 | & | $1,730,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,443,000 | Property type | House | Suburb | Wheelers Hill |
| Period-from | 01 Feb 2024 | to | 31 Jan 2025 | 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 |
|---|---|---|
| 39 BELVEDERE AVENUE WHEELERS HILL VIC 3150 | $1,835,000 | 13-Jan-25 |
| 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: 03 February 2025

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**39 BELVEDERE AVENUE WHEELERS HILL VIC 3150**

6 3 2

Sold Price RS **$1,835,000** Sold Date **13-Jan-25**

Distance **0.22km**



**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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