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 Ainslie Drive, Wheelers Hill Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,250,000 & $1,290,000

Median sale price

Median price $1,515,000 Property Type House Suburb Wheelers Hill

Period - From 01/01/2022 to 31/03/2022 Source REIV

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 six 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
1	4 Camellia Ct WHEELERS HILL 3150	$1,291,500	26/02/2022
2	6 Harbinger Ct WHEELERS HILL 3150	$1,262,000	18/06/2022
3	30 Ninevah Cr WHEELERS HILL 3150	$1,247,000	18/06/2022

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 six months.~~

This Statement of Information was prepared on: 29/06/2022 14:36

2 Ainslie Drive, Wheelers Hill Vic 3150

shelter. Real Estate
Steve Koutsantonis
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steve@shelterrealestate.com.au



5 2 3

Property Type: House
Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,290,000
Median House Price
March quarter 2022: $1,515,000

Comparable Properties



4 Camellia Ct WHEELERS HILL 3150 (REI)

4 2 2

Price: $1,291,500
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 707 sqm approx

Agent Comments



6 Harbinger Ct WHEELERS HILL 3150 (REI)

4 2 2

Price: $1,262,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)

Agent Comments



30 Ninevah Cr WHEELERS HILL 3150 (REI)

4 2 2

Price: $1,247,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 716 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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