

## 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

181 Lum Road Wheelers Hill VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,190,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,051,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Jul 2019

to

30 Jun 2020

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

7 Raphael Drive Wheelers Hill VIC 3150	\$1,150,000	19-Mar-20
60 Whalley Drive Wheelers Hill VIC 3150	\$1,181,800	13-May-20
54 Kenross Drive Wheelers Hill VIC 3150	\$1,212,000	04-Jul-20

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 July 2020



**7 Raphael Drive Wheelers Hill VIC 3150**

 4  2  2

Sold Price

**\$1,150,000**

Sold Date

**19-Mar-20**

Distance

**0.23km**



**60 Whalley Drive Wheelers Hill VIC 3150**

 4  2  2

Sold Price

**\$1,181,800**

Sold Date

**13-May-20**

Distance

**1.73km**



**54 Kenross Drive Wheelers Hill VIC 3150**

 4  3  2

Sold Price

**\$1,212,000**

Sold Date

**04-Jul-20**

Distance

**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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