

## 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

5 Raphael Drive 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

\$1,180,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,105,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Sep 2019

to

31 Aug 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
181 Lum Road Wheelers Hill VIC 3150	\$1,100,000	06-Aug-20
54 Darnley Grove Wheelers Hill VIC 3150	\$1,206,000	18-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: 30 September 2020



**7 Raphael Drive Wheelers Hill VIC 3150**

 4  2  2

Sold Price **\$1,150,000** Sold Date **19-Mar-20**

Distance **0.02km**



**181 Lum Road Wheelers Hill VIC 3150**

 4  3  2

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **06-Aug-20**

Distance **0.21km**



**54 Darnley Grove Wheelers Hill VIC 3150**

 4  2  2

Sold Price **\$1,206,000** Sold Date **18-Jul-20**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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