

## 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

50 THREADBOW CRESCENT 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

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Wheelers Hill

Period-from

01 Oct 2023

to

30 Sep 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

3 MOODIE DRIVE WHEELERS HILL VIC 3150	\$1,570,000	22-Sep-24
17 ENTALLY DRIVE WHEELERS HILL VIC 3150	\$1,650,000	12-Oct-24
10 MOODIE DRIVE WHEELERS HILL VIC 3150	\$1,713,000	24-Aug-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: 22 October 2024



**3 MOODIE DRIVE WHEELERS HILL  
VIC 3150**

 4  2  1

Sold Price

<sup>RS</sup> **\$1,570,000**

Sold Date

**22-Sep-24**

Distance

**0.2km**



**17 ENTALLY DRIVE WHEELERS  
HILL VIC 3150**

 5  2  2

Sold Price

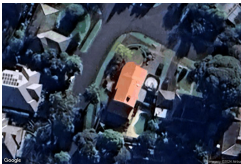
<sup>RS</sup> **\$1,650,000**

Sold Date

**12-Oct-24**

Distance

**0.34km**



**10 MOODIE DRIVE WHEELERS HILL  
VIC 3150**

 5  3  2

Sold Price

<sup>RS</sup> **\$1,713,000**

Sold Date

**24-Aug-24**

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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