



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Walden, WHEELERS HILL 3150

House



5 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 1,400,000 - \$ 1,500,000**

### Median sale price

Median **House** for **WHEELERS HILL** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 1,047,750**

### Comparable property sales

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 the most comparable to the property for sale.

**10 Prospector Court**,  
WHEELERS HILL 3150      Price \$ 1,455,000    Sold 20 May 2017

**8 Dalkeith Close**,  
WHEELERS HILL 3150      Price \$ 1,465,000    Sold 07 April 2017

**2 Michelle Place**,  
WHEELERS HILL 3150      Price \$ 1,308,888    Sold 03 March 2017

### Contact agents

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**Ray White Glen Waverley**

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Glen Waverley VIC 3150

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.