

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

10 Allendale Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Wheelers Hill

Period - From 05/02/2023 to 04/02/2024 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 | 20 Rembrandt Dr WHEELERS HILL 3150 | \$1,310,000 | 23/12/2023 |
| 2 | 229 Lum Rd WHEELERS HILL 3150 | \$1,260,000 | 25/11/2023 |
| 3 | 47 Rembrandt Dr WHEELERS HILL 3150 | \$1,208,800 | 22/11/2023 |

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: 05/02/2024 20:39



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
05/02/2023 - 04/02/2024: \$1,480,000

Comparable Properties



20 Rembrandt Dr WHEELERS HILL 3150 (REI) Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 23/12/2023
Property Type: House (Res)
Land Size: 670 sqm approx



229 Lum Rd WHEELERS HILL 3150 (REI) Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 651 sqm approx

47 Rembrandt Dr WHEELERS HILL 3150 (REI/VG) Agent Comments



Price: \$1,208,800
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 654 sqm approx

Account - Barry Plant | P: 03 9803 0400