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

119 Strada Crescent, Wheelers Hill Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,300,000		&		\$1,400,000					
Median sale p	rice									
Median price	\$1,501,250	Pro	operty Type	Hou	se		Suburb	Wheelers Hill		
Period - From	11/01/2023	to	10/01/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	38 Strada Cr WHEELERS HILL 3150	\$1,401,000	12/08/2023
2	86 Strada Cr WHEELERS HILL 3150	\$1,400,000	29/07/2023
3	40 Earlwood Dr WHEELERS HILL 3150	\$1,310,000	24/08/2023

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:

11/01/2024 09:43



119 Strada Crescent, Wheelers Hill Vic 3150



elizabeth@ewre.net.au

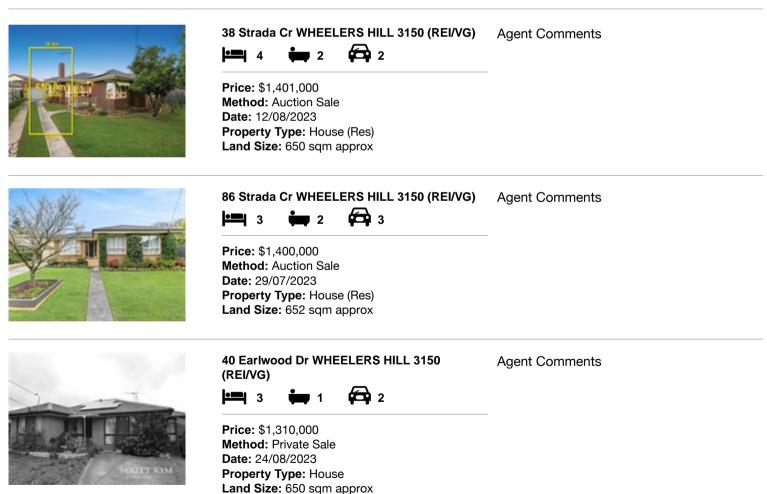
03 8802 4418 0411 240 333

D MapTiler © OpenStreetMap centributors



Rooms: 6 Property Type: Land Size: 680 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 11/01/2023 - 10/01/2024: \$1,501,250

Comparable Properties



Account - EWRE | P: 0388024418





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.