

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 between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,501,250 Property Type House Suburb Wheelers Hill

Period - From 11/01/2023 to 10/01/2024 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	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



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Indicative Selling Price
\$1,300,000 - \$1,400,000

Median House Price

11/01/2023 - 10/01/2024: \$1,501,250



3 2 2

Rooms: 6
Property Type:
Land Size: 680 sqm approx
Agent Comments

Comparable Properties



38 Strada Cr WHEELERS HILL 3150 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,401,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 650 sqm approx



86 Strada Cr WHEELERS HILL 3150 (REI/VG) **Agent Comments**

3 2 3

Price: \$1,400,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 652 sqm approx



40 Earlwood Dr WHEELERS HILL 3150 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,310,000
Method: Private Sale
Date: 24/08/2023
Property Type: House
Land Size: 650 sqm approx

Account - EWRE | P: 0388024418



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