

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

14 Yardley Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Wheelers Hill

Period - From 01/01/2024 to 31/03/2024 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	30 Tudawali Cr WHEELERS HILL 3150	\$1,350,000	10/02/2024
2	961 Ferntree Gully Rd WHEELERS HILL 3150	\$1,258,000	03/02/2024
3	229 Jells Rd WHEELERS HILL 3150	\$1,000,000	08/02/2024

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: 18/06/2024 14:20



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Property Type:

Land Size: 662 sqm approx

Agent Comments

Comparable Properties



30 Tudawali Cr WHEELERS HILL 3150
(REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 682 sqm approx



961 Ferntree Gully Rd WHEELERS HILL 3150
(REI/VG)

Agent Comments

4 2 2

Price: \$1,258,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 650 sqm approx



229 Jells Rd WHEELERS HILL 3150 (VG)

Agent Comments

3 - -

Price: \$1,000,000

Method: Sale

Date: 08/02/2024

Property Type: Clinic - Health Clinic

Land Size: 652 sqm approx