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	20 Rembrandt Drive, Wheelers Hill Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,452,500	Pro	perty Type	House		Suburb	Wheelers Hill
Period - From	27/11/2022	to	26/11/2023		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

Add	dress of comparable property	Price	Date of sale
1	17 Tanya PI WHEELERS HILL 3150	\$1,288,000	17/11/2023
2	986 Waverley Rd WHEELERS HILL 3150	\$1,225,500	19/09/2023
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/11/2023 16:53









Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price 27/11/2022 - 26/11/2023: \$1,452,500

Comparable Properties



17 Tanya PI WHEELERS HILL 3150 (REI)

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6

2

Price: \$1,288,000 Method: Private Sale Date: 17/11/2023 Property Type: House Land Size: 657 sqm approx **Agent Comments**



986 Waverley Rd WHEELERS HILL 3150

(REI/VG)





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Price: \$1,225,500 Method: Private Sale Date: 19/09/2023 Property Type: House Land Size: 696 sqm approx **Agent Comments**

47 Rembrandt Dr WHEELERS HILL 3150 (REI) 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





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