

# 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

20 Rembrandt Drive, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,452,500 Property 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	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 comparable properties 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



**Property Type:**  
Agent Comments

**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)**

Agent Comments



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



**986 Waverley Rd WHEELERS HILL 3150 (REI/VG)**

Agent Comments



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

**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

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