

# 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

28 Wheeler Street, Ormond Vic 3204

### Indicative selling price

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

Range between \$1,875,000 & \$2,000,000

### Median sale price

Median price \$1,863,500 Property Type House Suburb Ormond

Period - From 01/04/2023 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	8 Prince Edward Av MCKINNON 3204	\$2,100,000	18/11/2023
2	34 Anthony St ORMOND 3204	\$1,861,000	16/03/2024
3	48 Strathmore St BENTLEIGH 3204	\$1,830,000	27/03/2024

**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:

24/04/2024 16:16



**Rooms:** 4

**Property Type:** House (Res) - LAND

**Land Size:** 769 sqm approx

**Agent Comments**

Land value only

**Indicative Selling Price**

\$1,875,000 - \$2,000,000

**Median House Price**

Year ending March 2024: \$1,863,500

## Comparable Properties



**8 Prince Edward Av MCKINNON 3204 (REI/VG)** [Agent Comments](#)



**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 723 sqm approx



**34 Anthony St ORMOND 3204 (REI)** [Agent Comments](#)



**Price:** \$1,861,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House

**Land Size:** 791 sqm approx



**48 Strathmore St BENTLEIGH 3204 (REI)** [Agent Comments](#)



**Price:** \$1,830,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** House

**Land Size:** 616 sqm approx

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139