

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 32 Garnett Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,506,500 Property Type House Suburb Wheelers Hill

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	7 Petronella Av WHEELERS HILL 3150	\$1,510,000	02/12/2023
2	7 Ursula Ct WHEELERS HILL 3150	\$1,508,888	03/12/2023
3	4 Cronia Ct WHEELERS HILL 3150	\$1,446,000	16/12/2023

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: 15/04/2024 14:07



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Property Type: House

Agent Comments

Comparable Properties



7 Petronella Av WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 2 2

Price: \$1,510,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 652 sqm approx



7 Ursula Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 2 2

Price: \$1,508,888

Method: Private Sale

Date: 03/12/2023

Property Type: House

Land Size: 773 sqm approx



4 Cronia Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments

5 3 2

Price: \$1,446,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 778 sqm approx