## 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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,506,500	Pro	operty Type	Hous	se		Suburb	Wheelers Hill
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Petronella Av WHEELERS HILL 3150	\$1,510,000	02/12/2023
2	7 Ursula CI 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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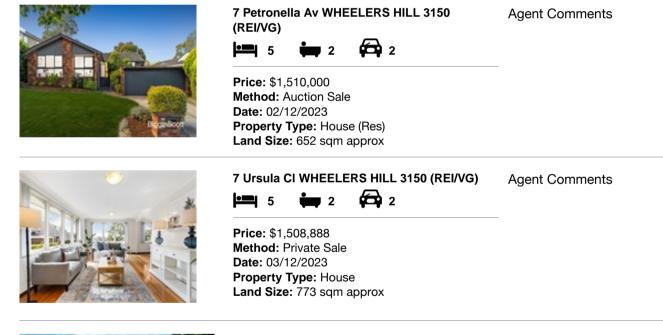




**Property Type:** House Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending March 2024: \$1,506,500

# **Comparable Properties**





4 Cronia Ct WHEELERS HILL 3150 (REI/VG)



Price: \$1,446,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 778 sqm approx

### Account - Jellis Craig | P: 03 88498088



Propertydata

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Agent Comments