

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 4 Hertford Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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	2 Elida PI WHEELERS HILL 3150	\$1,860,888	04/03/2024
2	3 Ashley CI WHEELERS HILL 3150	\$1,830,000	13/11/2023
3	9 Wattleglade Ct WHEELERS HILL 3150	\$1,800,000	03/02/2024

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: 22/04/2024 12:08



Rooms: 7
Property Type: House
Land Size: 963.955 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,900,000
Median House Price
 Year ending March 2024: \$1,506,500

Comparable Properties



2 Elida PI WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,860,888
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 739 sqm approx



3 Ashley CI WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,830,000
Method: Sold Before Auction
Date: 13/11/2023
Property Type: House (Res)
Land Size: 683 sqm approx



9 Wattleglade Ct WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 790 sqm approx

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