

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 Ryrie Place, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,650,000 & \$1,780,000

Median sale price

Median price \$1,594,000 Property Type House Suburb Wheelers Hill

Period - From 01/10/2023 to 31/12/2023 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	56 Whalley Dr WHEELERS HILL 3150	\$1,711,000	02/03/2024
2	97 Garnett Rd WHEELERS HILL 3150	\$1,688,500	24/02/2024
3	52 Petronella Av WHEELERS HILL 3150	\$1,688,000	23/03/2024

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:

26/03/2024 09:55



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Rooms: 10
Property Type: House
Land Size: 123 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,780,000
Median House Price
December quarter 2023: \$1,594,000

Comparable Properties

56 Whalley Dr WHEELERS HILL 3150 (REI) **Agent Comments**

4 2 2

Price: \$1,711,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)



97 Garnett Rd WHEELERS HILL 3150 (REI) **Agent Comments**

4 3 2

Price: \$1,688,500
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 640 sqm approx



52 Petronella Av WHEELERS HILL 3150 (REI) **Agent Comments**

4 3 3

Price: \$1,688,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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