

# 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 47 Rembrandt Drive, Wheelers Hill Vic 3150

### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,445,000 Property Type House Suburb Wheelers Hill

Period - From 28/08/2022 to 27/08/2023 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	243 Brandon Park Dr WHEELERS HILL 3150	\$1,348,000	08/07/2023
2	92 View Mount Rd WHEELERS HILL 3150	\$1,320,000	19/08/2023
3	18 Cezanne Cr WHEELERS HILL 3150	\$1,270,000	06/07/2023

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: 28/08/2023 10:31

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

28/08/2022 - 27/08/2023: \$1,445,000



 4    2    2

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

Agent Comments

## Comparable Properties



**243 Brandon Park Dr WHEELERS HILL 3150 (REI)**

Agent Comments

 4    2    3

**Price:** \$1,348,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 661 sqm approx



**92 View Mount Rd WHEELERS HILL 3150 (REI)** Agent Comments

 3    1    2

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**18 Cezanne Cr WHEELERS HILL 3150 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

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