Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 65 Donald Road, Wheelers Hill Vic 3150

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,500,000	Pro	operty Type	Hou	ise		Suburb	Wheelers Hill
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	903 Ferntree Gully Rd WHEELERS HILL 3150	\$1,335,000	08/12/2023
2	20 Rembrandt Dr WHEELERS HILL 3150	\$1,310,000	23/12/2023
3	41 Highwood Dr WHEELERS HILL 3150	\$1,300,000	14/10/2023

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:

20/02/2024 11:11





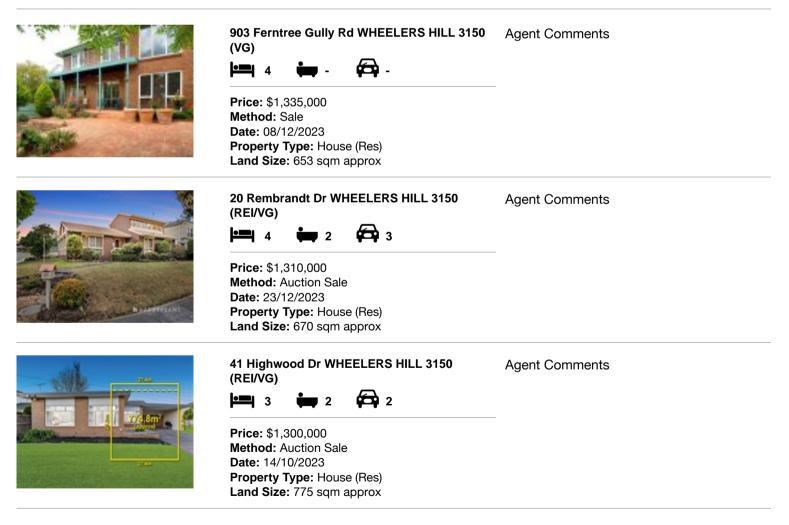




Rooms: 7 Property Type: House (Res) Land Size: 652 sqm approx Agent Comments Greg Bowring 03 9830 7000 0400 641 580 greg.bowring@belleproperty.com

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price Year ending December 2023: \$1,500,000

Comparable Properties



Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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