

# 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

65 Donald Road, 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 \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,500,000

Property Type House

Suburb Wheelers Hill

Period - From 01/01/2023

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	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

## Comparable Properties



**903 Ferntree Gully Rd WHEELERS HILL 3150 (VG)**

Agent Comments



**Price:** \$1,335,000

**Method:** Sale

**Date:** 08/12/2023

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**20 Rembrandt Dr WHEELERS HILL 3150 (REI/VG)**

Agent Comments



**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 23/12/2023

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**41 Highwood Dr WHEELERS HILL 3150 (REI/VG)**

Agent Comments



**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 775 sqm approx