

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

9 Tyrone Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	961 Ferntree Gully Rd WHEELERS HILL 3150	\$1,258,000	03/02/2024
2	47 Rembrandt Dr WHEELERS HILL 3150	\$1,208,800	22/11/2023
3	80 Brandon Park Dr WHEELERS HILL 3150	\$1,100,000	17/02/2024

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:

23/02/2024 12:20



Property Type: House
Land Size: 834 sqm approx
Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending December 2023: \$1,500,000

Comparable Properties



961 Ferntree Gully Rd WHEELERS HILL 3150 **Agent Comments**
(REI)



Price: \$1,258,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)

47 Rembrandt Dr WHEELERS HILL 3150 **Agent Comments**
(REI/VG)



Price: \$1,208,800
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 654 sqm approx



80 Brandon Park Dr WHEELERS HILL 3150 **Agent Comments**
(REI)



Price: \$1,100,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 647 sqm approx