

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

32 Heatherlea Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/01/2022

to

31/03/2022

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	1 Dalkeith CI WHEELERS HILL 3150	\$1,570,000	29/10/2021
2	18 Darlington Av WHEELERS HILL 3150	\$1,560,000	09/04/2022
3	43 Belinda Cr WHEELERS HILL 3150	\$1,515,000	12/02/2022

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:

23/04/2022 16:17

Julie Wells
03 9803 0400
0408 885 718
jwells@barryplant.com.au



 5  3  2

Property Type: House
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2022: \$1,515,000

Comparable Properties



1 Dalkeith CI WHEELERS HILL 3150 (VG)

Agent Comments

 4  -  -

Price: \$1,570,000
Method: Sale
Date: 29/10/2021
Property Type: House (Res)
Land Size: 730 sqm approx



18 Darlington Av WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,560,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House
Land Size: 682 sqm approx



43 Belinda Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,515,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 649 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814