

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

37 Graduate Crescent, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/10/2020

to

30/09/2021

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	5 Drysdale Ct WHEELERS HILL 3150	\$1,336,000	06/11/2021
2	40 Mackellar Av WHEELERS HILL 3150	\$1,300,000	09/10/2021
3	48 Strada Cr WHEELERS HILL 3150	\$1,240,000	16/07/2021

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:

24/11/2021 11:59



Property Type: House (Previously Occupied - Detached)
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
Year ending September 2021: \$1,350,000

Comparable Properties



5 Drysdale Ct WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,336,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 736 sqm approx



40 Mackellar Av WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 728 sqm approx



48 Strada Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,240,000
Method: Sold Before Auction
Date: 16/07/2021
Property Type: House
Land Size: 650 sqm approx