

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

41A Marykirk Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/01/2020

to

31/12/2020

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	10 Whalley Dr WHEELERS HILL 3150	\$1,240,000	23/01/2021
2	4 Cantala Ct WHEELERS HILL 3150	\$1,215,000	13/01/2021
3			

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:

01/02/2021 11:13

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

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2020: \$1,210,000



 3  - 

Property Type: House (Previously Occupied - Detached)

Land Size: 505 sqm approx

Agent Comments

Comparable Properties



10 Whalley Dr WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000

Method: Auction Sale

Date: 23/01/2021

Property Type: House (Res)

Land Size: 654 sqm approx



4 Cantala Ct WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,215,000

Method: Private Sale

Date: 13/01/2021

Property Type: House (Res)

Land Size: 662 sqm approx

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.