

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

10 Drysdale Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,371,000

Property Type House

Suburb Wheelers Hill

Period - From 25/01/2021

to

24/01/2022

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	250 Lum Rd WHEELERS HILL 3150	\$1,210,000	30/10/2021
2	8 Beltana Ct WHEELERS HILL 3150	\$1,182,000	28/10/2021
3	317 Lum Rd WHEELERS HILL 3150	\$1,115,000	11/12/2021

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:

25/01/2022 15:22



 3  2  2 garage

Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
25/01/2021 - 24/01/2022: \$1,371,000

Comparable Properties



250 Lum Rd WHEELERS HILL 3150 (REI/VG)

 4  2  2

Price: \$1,210,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments

Offers similar accommodation condition, land allotment 642sqm with corner block location



8 Beltana Ct WHEELERS HILL 3150 (REI/VG)

 3  2  2

Price: \$1,182,000
Method: Auction Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

Offers similar accommodation with land allotment 665 sqm



317 Lum Rd WHEELERS HILL 3150 (REI)

 3  1  2

Price: \$1,115,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House
Land Size: 668 sqm approx

Agent Comments

Offers similar accommodation condition, land allotment 668sqm

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