

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

40 Brandon Park Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,594,000

Property Type

House

Suburb

Wheelers Hill

Period - From

01/10/2023

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	2 Elida PI WHEELERS HILL 3150	\$1,860,888	04/03/2024
2	1 Darriwell Ct WHEELERS HILL 3150	\$1,750,000	22/02/2024
3	62 Radleigh Dr WHEELERS HILL 3150	\$1,640,000	23/03/2024

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:

03/04/2024 08:31



 5  3  4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2023: \$1,594,000

Comparable Properties



2 Elida Pl WHEELERS HILL 3150 (REI)

Agent Comments

 4  3  2

Price: \$1,860,888

Method: Private Sale

Date: 04/03/2024

Property Type: House

Land Size: 739 sqm approx



1 Darriwell Ct WHEELERS HILL 3150 (REI)

Agent Comments

 5  4  2

Price: \$1,750,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: House (Res)



62 Radleigh Dr WHEELERS HILL 3150 (REI)

Agent Comments

 5  3  2

Price: \$1,640,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 766 sqm approx

Account - Barry Plant | P: 03 9803 0400