

# 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

12 Darnley Grove, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$995,000 & \$1,094,500

### Median sale price

Median price \$1,032,500 Property Type House Suburb Wheelers Hill

Period - From 01/01/2019 to 31/12/2019 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 Honeysuckle Av WHEELERS HILL 3150 | \$1,150,000 | 23/11/2019   |
| 2 | 37 Darnley Gr WHEELERS HILL 3150    | \$1,050,000 | 30/11/2019   |
| 3 | 6 Ainslie Dr WHEELERS HILL 3150     | \$997,500   | 29/02/2020   |

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:

17/03/2020 10:33



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 650 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$995,000 - \$1,094,500  
**Median House Price**  
Year ending December 2019: \$1,032,500

## Comparable Properties



**5 Honeysuckle Av WHEELERS HILL 3150 (REI/VG)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2019  
**Property Type:** House  
**Land Size:** 687 sqm approx



**37 Darnley Gr WHEELERS HILL 3150 (REI/VG)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**6 Ainslie Dr WHEELERS HILL 3150 (REI)**

Agent Comments



**Price:** \$997,500  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx