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

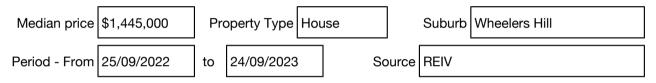
47 Rembrandt Drive, Wheelers Hill Vic 3150

Indicative selling price

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Single price \$1,350,000

Median sale price



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	92 View Mount Rd WHEELERS HILL 3150	\$1,320,000	19/08/2023
2	29 Fernvale Cr WHEELERS HILL 3150	\$1,315,000	06/08/2023
3	40 Earlwood Dr WHEELERS HILL 3150	\$1,310,000	24/08/2023

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:

25/09/2023 08:58



Mc**Grath**





Property Type: House (Res) **Land Size:** 654 sqm approx Agent Comments Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

Indicative Selling Price \$1,350,000 Median House Price 25/09/2022 - 24/09/2023: \$1,445,000

Comparable Properties



92 View Mount Rd WHEELERS HILL 3150 (REI) Agent Comments



Price: \$1,320,000 Method: Auction Sale Date: 19/08/2023 Property Type: House (Res) Land Size: 656 sqm approx

29 Fernvale Cr WHEELERS HILL 3150 (REI/VG) Agent Comments



Price: \$1,315,000 Method: Auction Sale Date: 06/08/2023 Property Type: House (Res) Land Size: 659 sqm approx



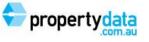
40 Earlwood Dr WHEELERS HILL 3150 (REI) Agent Comments



Price: \$1,310,000 Method: Private Sale Date: 24/08/2023 Property Type: House Land Size: 650 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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