

# 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

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

Single price

\$1,350,000

### Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Wheelers Hill

Period - From

25/09/2022

to

24/09/2023

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	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

47 Rembrandt Drive, Wheelers Hill Vic 3150

**McGrath**

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



 4  2  2

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

**Agent Comments**

## Comparable Properties



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

 3  1  2

**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**

 4  2  2

**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**

 3  1  2

**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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