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	1 Sunnybrook Drive, Wheelers Hill Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,370,000	&	\$1,500,000
Range between S	\$1,370,000	&	\$1,500,000

Median sale price

Median price	\$1,390,000	Pro	perty Type	House		Suburb	Wheelers Hill
Period - From	10/03/2021	to	09/03/2022		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

Add	dress of comparable property	Price	Date of sale
1	15 Maldon Ct WHEELERS HILL 3150	\$1,451,000	18/12/2021
2	11 Aztec Ct WHEELERS HILL 3150	\$1,424,000	10/10/2021
3	919 Ferntree Gully Rd WHEELERS HILL 3150	\$1,390,000	28/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/03/2022 15:34
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Indicative Selling Price \$1,370,000 - \$1,500,000 **Median House Price**

10/03/2021 - 09/03/2022: \$1,390,000

Property Type: House Land Size: 689 sqm approx

Agent Comments

Prime located Wheelers hill family home of generous proportions.



Comparable Properties



15 Maldon Ct WHEELERS HILL 3150 (REI)





Price: \$1,451,000 Method: Auction Sale Date: 18/12/2021

Property Type: House (Res) Land Size: 685 sqm approx

Agent Comments

Well presented but dated home near to the subject property but similar configuration.



11 Aztec Ct WHEELERS HILL 3150 (VG)



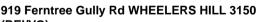


Price: \$1,424,000 Method: Sale Date: 10/10/2021

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments

Simarlily configured property in a quality location near to the subject property.









Price: \$1.390.000 Method: Auction Sale Date: 28/10/2021

Property Type: House (Res) Land Size: 659 sqm approx

Agent Comments

Similar configuration property and land size but in an inferior position based on the main road location.

