

# 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

1 Sunnybrook Drive, 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

\$1,370,000

&

\$1,500,000

### Median sale price

Median price

\$1,390,000

Property 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	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 comparable properties 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

1 Sunnybrook Drive, Wheelers Hill Vic 3150

woodards 

Richard Kurz

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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



 4  2  2

**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)**

 4  2  3

**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)**

 4  -  -

**Price:** \$1,424,000

**Method:** Sale

**Date:** 10/10/2021

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

**Agent Comments**

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



**919 Ferntree Gully Rd WHEELERS HILL 3150 (REI/VG)**

 4  2  3

**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.

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199



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