

# 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

73 Strada Crescent, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,237,500 Property Type House Suburb Wheelers Hill

Period - From 01/07/2020 to 30/09/2020 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	181 Lum Rd WHEELERS HILL 3150	\$1,100,000	21/07/2020
2	12 Mantova Dr WHEELERS HILL 3150	\$1,070,000	11/07/2020
3	1 Jensen Ct WHEELERS HILL 3150	\$1,000,000	28/07/2020

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:

05/01/2021 10:30



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
September quarter 2020: \$1,237,500

## Comparable Properties



**181 Lum Rd WHEELERS HILL 3150 (REI/VG)** Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 21/07/2020  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**12 Mantova Dr WHEELERS HILL 3150 (REI/VG)** Agent Comments



**Price:** \$1,070,000  
**Method:** Sold Before Auction  
**Date:** 11/07/2020  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx



**1 Jensen Ct WHEELERS HILL 3150 (REI/VG)** Agent Comments



**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 28/07/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx