

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

28 Radleigh Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,409,750 Property Type House Suburb Wheelers Hill

Period - From 01/10/2022 to 31/12/2022 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	38 Cootamundra Dr WHEELERS HILL 3150	\$1,214,000	08/12/2022
2	750 Ferntree Gully Rd WHEELERS HILL 3150	\$1,050,000	21/01/2023
3	8 Glengariff Dr MULGRAVE 3170	\$982,000	04/02/2023

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:

14/02/2023 14:04



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28 Radleigh Drive, Wheelers Hill

Additional information

Monash Council Rates: \$1,816.30pa (Refer S32)
 Water Rates: \$175pq plus usage (Refer S32)
 Neighbourhood Residential Zone Schedule 4
 Vegetation Protection Overlay Schedule 1
 Land size: 657sqm approx.
 Gas ducted heating
 Air-conditioning
 Gas cooktop & electric wall oven (near new)
 Main bedroom with WIR & ensuite
 3 bedrooms with BIRs
 Separate family bathroom
 Gas hot water unit
 Large double lock up garage with auto doors
 Adjoining office with loft/ store room
 Additional off-street parking (up to 4 cars)

Rental Estimate

\$550 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Waverley Meadows Primary-Columbia Dr, Wheelers Hill (650m)
 Wheelers Hill Secondary- Raphael Dr, Wheelers Hill (1km)
 Wesley College- High Street Rd, Glen Waverley (7.4km)
 Caulfield Grammar- Jells Rd, Wheelers Hill (2.5km)

Shops

Brandon Park- Ferntree Gully Rd, Glen Waverley (2.5km)
 The Glen- Springvale Rd, Glen Waverley (5.6km)
 Waverley Gardens- Police Rd, Mulgrave (4.3km)

Parks

Jells Park- Jells Rd, Wheelers Hill (2.5km)
 Lum Reserve- Lum Rd, Wheelers Hill (250m)
 Pheonix Dr Reserve- Pheonix Dr, Wheelers Hill (100m)

Transport

Glen Waverley Train Station (5.6km)
 Bus 848 Dandenong to Brandon Park
 Bus 804 Dandenong to Chadstone

Settlement

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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