

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

5 Drysdale Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,402,500

Property Type House

Suburb Wheelers Hill

Period - From 01/04/2021

to 30/06/2021

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 | 43 Columbia Dr WHEELERS HILL 3150 | \$1,132,000 | 05/06/2021 |
| 2 | 23 Raphael Dr WHEELERS HILL 3150 | \$1,125,000 | 29/05/2021 |
| 3 | 30 The Deviation WHEELERS HILL 3150 | \$1,194,000 | 29/05/2021 |




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:

02/08/2021 20:12



 4  2  2 garage

Property Type: House (Previously Occupied - Detached)
Land Size: 736 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2021: \$1,402,500

Comparable Properties

43 Columbia Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,132,000
Method: Private Sale
Date: 05/06/2021
Property Type: House (Res)
Land Size: 653 sqm approx



23 Raphael Dr WHEELERS HILL 3150 (VG)

Agent Comments

 4  -  -

Price: \$1,125,000
Method: Sale
Date: 29/05/2021
Property Type: House (Res)
Land Size: 657 sqm approx



30 The Deviation WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,194,000
Method: Auction Sale
Date: 29/05/2021
Property Type: House (Res)
Land Size: 653 sqm approx