

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

4 Ryrie Place, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Wheelers Hill

Period - From 01/01/2024

to 31/03/2024

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	62 Radleigh Dr WHEELERS HILL 3150	\$1,640,000	23/03/2024
2	19 Tanya PI WHEELERS HILL 3150	\$1,635,000	04/12/2023
3	121 Garnett Rd WHEELERS HILL 3150	\$1,606,000	28/10/2023

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:

22/04/2024 10:19



 4  2  4

Property Type: House
Land Size: 673 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
March quarter 2024: \$1,525,000

Comparable Properties



62 Radleigh Dr WHEELERS HILL 3150 (REI)

Agent Comments

 5  3  2

Price: \$1,640,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 766 sqm approx

19 Tanya PI WHEELERS HILL 3150 (VG)

Agent Comments

 5  -  -

Price: \$1,635,000
Method: Sale
Date: 04/12/2023
Property Type: House (Res)
Land Size: 967 sqm approx

121 Garnett Rd WHEELERS HILL 3150 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,606,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 645 sqm approx

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