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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,525,000	Pro	operty Type	ty Type House			Suburb	Wheelers Hill
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress 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









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)



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

Agent Comments

Agent Comments



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)

19 Tanya PI WHEELERS HILL 3150 (VG)

Agent Comments



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

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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