

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

36 Earlwood Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Wheelers Hill

Period - From 08/07/2021

to

07/07/2022

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	24 Earlwood Dr WHEELERS HILL 3150	\$1,141,000	04/06/2022
2	6 Austral Ct WHEELERS HILL 3150	\$1,103,000	28/05/2022
3	1 Renoir Ct WHEELERS HILL 3150	\$1,100,000	07/05/2022

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:

08/07/2022 10:27



Property Type: House (Previously Occupied - Detached)
Land Size: 647 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,155,000
Median House Price
 08/07/2021 - 07/07/2022: \$1,450,000

Comparable Properties



24 Earlwood Dr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,141,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 646 sqm approx



6 Austral Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,103,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 658 sqm approx



1 Renoir Ct WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 07/05/2022
Property Type: House (Res)
Land Size: 761 sqm approx

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