

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

24 Strickland Drive, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,506,000

Property Type

House

Suburb

Wheelers Hill

Period - From

15/10/2023

to

14/10/2024

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	3 Moodie Dr WHEELERS HILL 3150	\$1,570,000	22/09/2024
2	3 Merrang Ct WHEELERS HILL 3150	\$1,560,000	24/08/2024
3	10 Wilton Cr WHEELERS HILL 3150	\$1,460,000	24/04/2024

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:

15/10/2024 12:42



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
15/10/2023 - 14/10/2024: \$1,506,000

Comparable Properties



3 Moodie Dr WHEELERS HILL 3150 (REI) **Agent Comments**



Price: \$1,570,000
Method: Auction Sale
Date: 22/09/2024
Property Type: House (Res)
Land Size: 663 sqm approx

3 Merrang Ct WHEELERS HILL 3150 (REI) **Agent Comments**



Price: \$1,560,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)



10 Wilton Cr WHEELERS HILL 3150 (REI/VG) **Agent Comments**



Price: \$1,460,000
Method: Sold Before Auction
Date: 24/04/2024
Property Type: House (Res)
Land Size: 692 sqm approx