

# 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

37 Darnley Grove, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 & \$840,000

### Median sale price

Median price \$980,000 Property Type House Suburb Wheelers Hill

Period - From 01/07/2019 to 30/09/2019 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	5 Mantova Dr WHEELERS HILL 3150	\$840,000	15/06/2019
2	87 Brandon Park Dr WHEELERS HILL 3150	\$840,000	08/06/2019
3	163 Brandon Park Dr WHEELERS HILL 3150	\$795,500	20/07/2019

**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:

23/10/2019 15:24



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$770,000 - \$840,000  
**Median House Price**  
September quarter 2019: \$980,000

## Comparable Properties



**5 Mantova Dr WHEELERS HILL 3150 (REI/VG)** Agent Comments



**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 15/06/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**87 Brandon Park Dr WHEELERS HILL 3150 (REI/VG)** Agent Comments



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 08/06/2019  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx



**163 Brandon Park Dr WHEELERS HILL 3150 (REI)** Agent Comments



**Price:** \$795,500  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx