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	37 Darnley Grove, Wheelers Hill Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Range between \$770,000 & \$840,000	Range between	\$770,000	&	\$840,000
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Median sale price

Median price	\$980,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

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Price: \$840,000 Method: Auction Sale Date: 15/06/2019 Rooms: 4

Property Type: House (Res) **Land Size:** 660 sqm approx

Biggriscon

87 Brandon Park Dr WHEELERS HILL 3150

(REI/VG)

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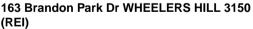
Price: \$840,000 Method: Private Sale Date: 08/06/2019

Property Type: House (Res) Land Size: 666 sqm approx

Agent Comments

Agent Comments

Agent Comments



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Price: \$795,500 Method: Auction Sale Date: 20/07/2019

Property Type: House (Res) **Land Size:** 688 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



