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<br>Including suburb and postcode | 37 REMBRANDT DRIVE WHEELERS HILL VIC 3150 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,120,000 | & | $1,180,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,480,000 | Property type | House | Suburb | Wheelers Hill |
| Period-from | 08 Apr 2024 | to | 08 Oct 2024 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 79 STRADA CRESCENT WHEELERS HILL VIC 3150 | $1,120,000 | 19-Jun-24 |
| 681 FERNTREE GULLY ROAD GLEN WAVERLEY VIC 3150 | $1,156,000 | 03-Aug-24 |
| 18 JODI AVENUE WHEELERS HILL VIC 3150 | $1,085,000 | 27-Jul-24 |

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 6 months.~~

This Statement of Information was prepared on: 08 October 2024

Bruce Liu
M 0424576188
E bliu@buxton.com.au



**79 STRADA CRESCENT WHEELERS HILL VIC 3150**

4 2 2

Sold Price **$1,120,000** Sold Date **19-Jun-24**

Distance **1.58km**



**681 FERNTREE GULLY ROAD GLEN WAVERLEY VIC 3150**

3 2 1

Sold Price **$1,156,000** Sold Date **03-Aug-24**

Distance **1.57km**



**18 JODI AVENUE WHEELERS HILL VIC 3150**

4 1 -

Sold Price RS **$1,085,000** UN Sold Date **27-Jul-24**

Distance **0.94km**

**RS** = Recent sale **UN** = Undisclosed Sale

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