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	42 Strathconnan Place, Wheelers Hill Vic 3150

Indicative selling price

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

Range between $1,780,000 & $1,950,000

Median sale price

Median price $1,401,000 Property Type House Suburb Wheelers Hill

Period - From 01/01/2024 to 31/12/2024 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	10 Moodie Dr WHEELERS HILL 3150	$1,713,000	24/08/2024
2	2 Wilton Cr WHEELERS HILL 3150	$1,941,000	17/08/2024
3	5 Chapman Blvd GLEN WAVERLEY 3150	$1,950,000	13/08/2024

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: 21/01/2025 11:02

42 Strathconnan Place, Wheelers Hill Vic 3150

Lily Chen
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5 2 2

Property Type: House
Land Size: 713 sqm approx

Agent Comments

Indicative Selling Price
$1,780,000 - $1,950,000
Median House Price
Year ending December 2024: $1,401,000

Comparable Properties

10 Moodie Dr WHEELERS HILL 3150 (REI/VG)

5 2 2

Price: $1,713,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments



2 Wilton Cr WHEELERS HILL 3150 (REI/VG)

5 3 2

Price: $1,941,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House
Land Size: 713 sqm approx

Agent Comments



5 Chapman Blvd GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $1,950,000
Method: Sold Before Auction
Date: 13/08/2024
Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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