

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 777 Ferntree Gully Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,050,500 House X Unit Suburb Wheelers Hill

Period - From 01/10/2018 to 31/12/2018 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	24 Strada Cr WHEELERS HILL 3150	\$912,000	02/03/2019
2	62 Brandon Park Dr WHEELERS HILL 3150	\$851,000	21/11/2018
3	22 Rembrandt Dr WHEELERS HILL 3150	\$850,000	13/11/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
December quarter 2018: \$1,050,500

Comparable Properties



24 Strada Cr WHEELERS HILL 3150 (REI)

Agent Comments

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Price: \$912,000
Method: Private Sale
Date: 02/03/2019
Rooms: 4
Property Type: House
Land Size: 641 sqm approx

62 Brandon Park Dr WHEELERS HILL 3150 (VG)

Agent Comments

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Price: \$851,000
Method: Sale
Date: 21/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 752 sqm approx



22 Rembrandt Dr WHEELERS HILL 3150 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 13/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 659 sqm approx