

### 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

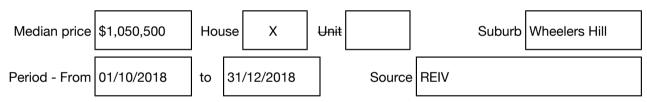
8 777 Ferntree Gully Road, Wheelers Hill Vic 3150
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#### Indicative selling price

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

Range between	\$850,000	&	\$935,000
nange between	ψ000,000	α	ψ300,000

#### Median sale price



#### 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.

Account - Roger Davis Wheelers Hill | P: 03 95605000

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



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

Agent Comments

62 Brandon Park Dr WHEELERS HILL 3150 (VG)



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

ALEI

22 Rembrandt Dr WHEELERS HILL 3150 (VG) Agent Comments



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

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