

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	652 Ferntree Gully Road, 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	\$930,000	&	\$1,023,000

Median sale price

Median price	\$1,045,000	Hou	ıse X	Unit		Suburb	Wheelers Hill
Period - From	01/07/2018	to	30/06/2019		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 Price Date of sale 1 24 Rostella Ct WHEELERS HILL 3150 \$1,048,000 08/03/2019 2 20 Plato Cr WHEELERS HILL 3150 \$980,000 10/07/2019 3 24 Strada Cr WHEELERS HILL 3150 \$912,000 02/03/2019

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.











Rooms:

Property Type: House Land Size: 661 sqm approx

Agent Comments

Indicative Selling Price \$930,000 - \$1,023,000 **Median House Price** Year ending June 2019: \$1,045,000

Comparable Properties

24 Rostella Ct WHEELERS HILL 3150 (REI/VG) Agent Comments



Price: \$1,048,000 Method: Private Sale Date: 08/03/2019

Rooms: -

Property Type: House (Res) Land Size: 682 sqm approx

20 Plato Cr WHEELERS HILL 3150 (REI)

Agent Comments





Price: \$980.000

Method: Sold Before Auction

Date: 10/07/2019

Rooms: -

Property Type: House Land Size: 664 sqm approx



Agent Comments







Price: \$912,000 Method: Private Sale Date: 02/03/2019 Rooms: 4

Property Type: House Land Size: 641 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000





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.

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