

## 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 652 Ferntree Gully Road, Wheelers Hill Vic 3150

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000 & \$1,023,000

#### Median sale price

Median price \$1,045,000 House  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.



 3    1    0

**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

 4    2    2

**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

 4    2    2

**Price:** \$980,000  
**Method:** Sold Before Auction  
**Date:** 10/07/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 664 sqm approx



**24 Strada Cr WHEELERS HILL 3150 (REI/VG)** Agent Comments

 3    2    2

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