

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 642 Ferntree Gully Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,000,000 House X Unit Suburb Wheelers Hill

Period - From 01/04/2019 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		
2		
3		

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 (Res)
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2019: \$1,000,000



Comparable Properties



2 Hertford Cr WHEELERS HILL 3150 (REI/VG) **Agent Comments**



Price: \$2,410,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 8
Property Type: House (Res)
Land Size: 1378 sqm approx

113 Windella Cr GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**



Price: \$2,120,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 663 sqm approx

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.