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Indicative Selling Price
\$1,450,000 - \$1,550,000

Median House Price
March quarter 2017: \$1,015,000



4 3 3

Rooms:
Property Type: House (Res)
Land Size: 655 sqm
Agent Comments

Comparable Properties



47 Sheringham Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 3 4

Price: \$1,495,000
Method: Auction Sale
Date: 26/11/2016
Rooms: 5
Property Type: House (Res)
Land Size: 930 sqm

10 Prospector Ct WHEELERS HILL 3150 (REI)

Agent Comments

5 3 3

Price: \$1,455,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 760 sqm



79 Sunnybrook Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,428,000
Method: Auction Sale
Date: 26/11/2016
Rooms: 7
Property Type: House (Res)
Land Size: 705 sqm

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	12 Petronella Avenue, 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	\$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,015,000	House	X	Suburb	Wheelers Hill
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
47 Sheringham Dr WHEELERS HILL 3150	\$1,495,000	26/11/2016
10 Prospector Ct WHEELERS HILL 3150	\$1,455,000	20/05/2017
79 Sunnybrook Dr WHEELERS HILL 3150	\$1,428,000	26/11/2016