

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

274 Jells Road Wheelers Hill VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$987,500

Property type

House

Suburb

Wheelers Hill

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 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

5 Duval Court Wheelers Hill VIC 3150	\$950,000	26-Oct-19
969 Ferntree Gully Road Wheelers Hill VIC 3150	\$910,000	19-Oct-19
2 Elmstead Drive Wheelers Hill VIC 3150	\$821,000	12-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 06 November 2019



5 Duval Court Wheeler's Hill VIC 3150

4 2 2

Sold Price

^{RS} **\$950,000**

Sold Date

26-Oct-19

Distance

1.19km



969 Ferntree Gully Road Wheeler's Hill VIC 3150

3 2 2

Sold Price

^{RS} **\$910,000**

Sold Date

19-Oct-19

Distance

1.34km



2 Elmstead Drive Wheeler's Hill VIC 3150

3 2 1

Sold Price

^{RS} **\$821,000**

Sold Date

12-Oct-19

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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