

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

3/309 Jells Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$620,000

&

\$682,000

Median sale price

Median price \$862,500

Property Type Unit

Suburb Wheelers Hill

Period - From 01/01/2022

to 31/12/2022

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	1/106 Whalley Dr WHEELERS HILL 3150	\$865,000	27/08/2022
2	1/19 Mill Ct WHEELERS HILL 3150	\$822,000	22/10/2022
3	5/65 Whalley Dr WHEELERS HILL 3150	\$713,500	01/12/2022

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.~~

This Statement of Information was prepared on:

30/01/2023 12:25



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$620,000 - \$682,000
Median Unit Price
Year ending December 2022: \$862,500

Comparable Properties



1/106 Whalley Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$865,000
Method: Auction Sale
Date: 27/08/2022
Property Type: Unit
Land Size: 410 sqm approx



1/19 Mill Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$822,000
Method: Auction Sale
Date: 22/10/2022
Property Type: Unit



5/65 Whalley Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$713,500
Method: Auction Sale
Date: 01/12/2022
Property Type: Unit
Land Size: 276 sqm approx