

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

13/275-277 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

\$1,580,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,590,000

Property type

Townhouse

Suburb

Wheelers Hill

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/1 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150	\$1,620,000	03-Feb-24
2/48 MOUNT STREET GLEN WAVERLEY VIC 3150	\$1,600,000	05-Apr-24
1/127 VIEW MOUNT ROAD GLEN WAVERLEY VIC 3150	\$1,652,000	31-Oct-23

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: 16 April 2024



2/1 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150

 4  3  2

Sold Price ^{RS} **\$1,620,000** Sold Date **03-Feb-24**

Distance **3.88km**

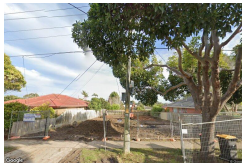


2/48 MOUNT STREET GLEN WAVERLEY VIC 3150

 4  2  2

Sold Price ^{RS} **\$1,600,000** Sold Date **05-Apr-24**

Distance **3.94km**



1/127 VIEW MOUNT ROAD GLEN WAVERLEY VIC 3150

 4  -  -

Sold Price **\$1,652,000** Sold Date **31-Oct-23**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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