

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

901 Ferntree Gully Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,515,000

Property Type House

Suburb Wheelers Hill

Period - From 01/01/2022

to

31/03/2022

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	52 Darnley Gr WHEELERS HILL 3150	\$1,330,000	10/05/2022
2	5 Prospector Ct WHEELERS HILL 3150	\$1,320,000	18/12/2021
3	89 Petronella Av WHEELERS HILL 3150	\$1,300,000	26/03/2022

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:

27/05/2022 12:35



Property Type:

Divorce/Estate/Family Transfers

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



52 Darnley Gr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 10/05/2022

Property Type: House

Land Size: 663 sqm approx



5 Prospector Ct WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 709 sqm approx



89 Petronella Av WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 653 sqm approx