

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

5 Fernly Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,331,500

Property Type

House

Suburb

Wheelers Hill

Period - From

11/10/2020

to

10/10/2021

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	30 The Deviation WHEELERS HILL 3150	\$1,194,000	29/05/2021
2	11 Haversham Av WHEELERS HILL 3150	\$1,160,000	10/07/2021
3	58 Kenross Dr WHEELERS HILL 3150	\$1,141,000	23/07/2021

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:

11/10/2021 21:23



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

11/10/2020 - 10/10/2021: \$1,331,500

Comparable Properties



30 The Deviation WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,194,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 653 sqm approx

11 Haversham Av WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 701 sqm approx



58 Kenross Dr WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,141,000

Method: Sold Before Auction

Date: 23/07/2021

Property Type: House (Res)

Land Size: 662 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814