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	966 Ferntree Gully Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,511,000 Property Type House Suburb Wheelers Hill

Period - From 01/07/2023 to 30/06/2024 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	916 Ferntree Gully Rd WHEELERS HILL 3150	$1,200,000	12/04/2024
2			
3			

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: 03/09/2024 20:17

966 Ferntree Gully Road, Wheelers Hill Vic 3150

Calvin Huang
8849 8088
0433 625 756
calvinhuang@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2024: $1,511,000

Comparable Properties

916 Ferntree Gully Rd WHEELERS HILL 3150 (VG)

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Agent Comments

Price: $1,200,000
Method: Sale
Date: 12/04/2024
Property Type: Land
Land Size: 725 sqm approx

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.

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