

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 12 Petronella Avenue, Wheelers Hill Vic 3150

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median price \$1,206,000 House X Unit Suburb Wheelers Hill

Period - From 01/07/2017 to 30/09/2017 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 | 18 Homestead Dr WHEELERS HILL 3150 | \$1,425,000 | 14/10/2017 |
| 2 | 20 Heysham Dr WHEELERS HILL 3150 | \$1,376,000 | 26/08/2017 |
| 3 | 77 Jells Rd WHEELERS HILL 3150 | \$1,360,000 | 11/09/2017 |

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.

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Indicative Selling Price
\$1,400,000

Median House Price
September quarter 2017: \$1,206,000



4 3 3

Rooms:
Property Type: House (Res)
Land Size: 655 sqm approx
Agent Comments

Comparable Properties



18 Homestead Dr WHEELERS HILL 3150 (REI) **Agent Comments**

4 2 2

Price: \$1,425,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



20 Heysham Dr WHEELERS HILL 3150 (REI) **Agent Comments**

4 3 2

Price: \$1,376,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 663 sqm approx



77 Jells Rd WHEELERS HILL 3150 (REI) **Agent Comments**

4 2 3

Price: \$1,360,000
Method: Private Sale
Date: 11/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 850 sqm approx