



4 2 2

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 850 sqm approx

Agent Comments

Comparable Properties



11 Bluegum Av WHEELERS HILL 3150 (REI)

Agent Comments

5 3 3

Price: \$1,591,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 8

Property Type: House (Res)

Land Size: 923 sqm approx



6 Reynolds Av WHEELERS HILL 3150 (REI)

Agent Comments

5 3 4

Price: \$1,490,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 677 sqm approx



2 Northam St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,355,000

Method: Private Sale

Date: 04/06/2017

Rooms: 5

Property Type: House

Land Size: 712 sqm approx

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

77 Jells Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,130,000

House

X

Suburb

Wheelers Hill

Period - From 01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

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
11 Bluegum Av WHEELERS HILL 3150	\$1,591,000	22/07/2017
6 Reynolds Av WHEELERS HILL 3150	\$1,490,000	22/07/2017
2 Northam St GLEN WAVERLEY 3150	\$1,355,000	04/06/2017