

# 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

1/278 Jells Road, Wheelers Hill Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,070,000

Property Type

Townhouse

Suburb

Wheelers Hill

Period - From

27/03/2023

to

26/03/2024

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	11A Cromer Cr MULGRAVE 3170	\$1,270,000	27/02/2024
2	28 Waverley Park Dr MULGRAVE 3170	\$1,100,000	26/01/2024
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:

27/03/2024 13:06

1/278 Jells Road, Wheelers Hill Vic 3150

**Jellis  
Craig**

Paul Polychroniadis  
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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Townhouse Price**

27/03/2023 - 26/03/2024: \$1,070,000



 4  3  2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**11A Cromer Cr MULGRAVE 3170 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** Townhouse (Single)



**28 Waverley Park Dr MULGRAVE 3170 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 26/01/2024

**Property Type:** Townhouse (Single)

**Land Size:** 215 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.

Account - Jellis Craig | P: 03 88498088



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