

# 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

273 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

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Wheelers Hill

Period - From

03/10/2022

to

02/10/2023

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	25 Strathconnan PI WHEELERS HILL 3150	\$1,820,000	01/08/2023
2	16 Rembrandt Dr WHEELERS HILL 3150	\$1,800,000	15/07/2023
3	38 Threadbow Cr WHEELERS HILL 3150	\$1,751,000	15/07/2023

**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:

03/10/2023 09:59

Wilson Shi

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**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

03/10/2022 - 02/10/2023: \$1,450,000



5   3   2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**25 Strathconnan PI WHEELERS HILL 3150 (REI)**

Agent Comments

5   2   2

**Price:** \$1,820,000

**Method:** Private Sale

**Date:** 01/08/2023

**Property Type:** House

**Land Size:** 756 sqm approx



**16 Rembrandt Dr WHEELERS HILL 3150 (REI)**

Agent Comments

4   3   2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** House

**Land Size:** 691 sqm approx



**38 Threadbow Cr WHEELERS HILL 3150 (REI)**

Agent Comments

4   3   2

**Price:** \$1,751,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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