Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 91 Jells Road, Wheelers Hill Vic 3150

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,465,000	Pro	operty Type	Hou	se		Suburb	Wheelers Hill
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	10 Heatherlea Dr WHEELERS HILL 3150	\$1,823,000	15/07/2023
2	53 Strickland Dr WHEELERS HILL 3150	\$1,790,000	25/09/2023
3	17 Darlington Av WHEELERS HILL 3150	\$1,753,000	18/11/2023

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:

28/11/2023 11:29





Lily Chen 8849 8088 0403 707 888 lilychen@jelliscraig.com.au

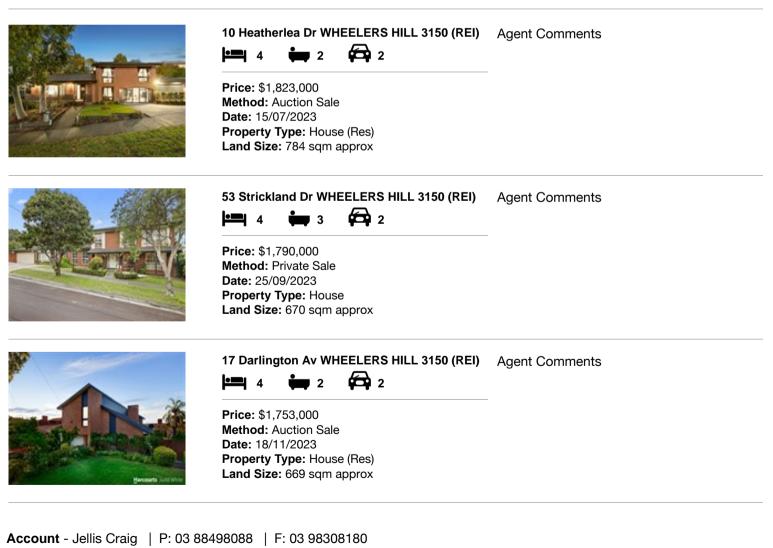




Property Type: House **Land Size:** 999 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price September quarter 2023: \$1,465,000

All three properties exhibit a high degree of similarity with 91 Jells Road. Both 10 Heatherlea Dr and 17 Darlington Ave share identical features, including the similar floorplan, location, build year, and overall conditions as 91 Jells Road. Meanwhile, 53 Strickland Dr, while differing slightly in its floorplan with an additional bathroom, still aligns closely with 91 Jells Road in terms of location, school zone, and build year. Analysing these comparable sold properties provides a clear indication that this price range is reasonable, given the shared market context.

Comparable Properties







The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.