

## 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

13 Rotie Street Wollert VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Land

Suburb

Wollert

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### 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 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 5 Rotie Street Wollert VIC 3750   | \$510,000 | 25-Sep-19 |
| 18 Lillet Street Wollert VIC 3750 | \$500,000 | 20-Jan-20 |
| 6 Merlot Road Wollert VIC 3750    | \$520,000 | 20-Nov-19 |

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 6 months.~~

This Statement of Information was prepared on: 09 March 2020


**5 Rotie Street Wollert VIC 3750**

Sold Price

**\$510,000**

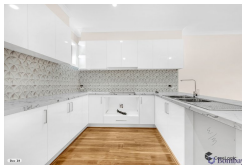
Sold Date

**25-Sep-19**
 3

 2

 2

Distance

**0.05km**

**18 Lillet Street Wollert VIC 3750**

Sold Price

<sup>RS</sup> **\$500,000** <sup>UN</sup>

Sold Date

**20-Jan-20**
 3

 2

 2

Distance

**0.19km**

**6 Merlot Road Wollert VIC 3750**

Sold Price

**\$520,000**

Sold Date

**20-Nov-19**
 3

 2

 2

Distance

**0.34km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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