

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

7 BELDI STREET WOLLERT VIC 3750

Indicative selling price

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

Single Price

or range
between

\$769,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2023

to

30 Sep 2024

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

7 TAGGIASCA DRIVE WOLLERT VIC 3750	\$725,000	03-Jun-24
57 PARAMOUNT RISE WOLLERT VIC 3750	\$750,000	25-Jul-24
7 COWWARR CRESCENT WOLLERT VIC 3750	\$765,000	05-Apr-24

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: 21 October 2024

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7 TAGGIASCA DRIVE WOLLERT VIC 3750

4 2 2

Sold Price

\$725,000

Sold Date

03-Jun-24

Distance

0.14km



57 PARAMOUNT RISE WOLLERT VIC 3750

5 3 2

Sold Price

^{RS} **\$750,000**

Sold Date

25-Jul-24

Distance

0.69km



7 COWWARR CRESCENT WOLLERT VIC 3750

5 3 2

Sold Price

\$765,000

Sold Date

05-Apr-24

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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