

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

11 Elloura Avenue, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$589,950

Median sale price

Median price

\$610,000

House

X

Unit

Suburb

Wollert

Period - From

01/01/2018

to

31/12/2018

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	23 Farmley Way WOLLERT 3750	\$620,000	22/02/2019
2	2 Edenvale Blvd WOLLERT 3750	\$617,000	10/12/2018
3	22 Knightsbridge Dr EPPING 3076	\$615,500	17/11/2018

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.



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Indicative Selling Price

\$589,950

Median House Price

Year ending December 2018: \$610,000

Rooms:**Property Type:** House (Res)**Land Size:** 447 sqm approx**Agent Comments**

theatre room, open plan living and lounge room, spacious backyard in a family friendly location.

Comparable Properties

23 Farmley Way WOLLERT 3750 (VG)**Agent Comments**

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Price: \$620,000**Method:** Sale**Date:** 22/02/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 447 sqm approx**2 Edenvale Blvd WOLLERT 3750 (REI/VG)****Agent Comments**

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Price: \$617,000**Method:** Private Sale**Date:** 10/12/2018**Rooms:** 4**Property Type:** House**Land Size:** 405 sqm approx**22 Knightsbridge Dr EPPING 3076 (REI/VG)****Agent Comments**

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Price: \$615,500**Method:** Auction Sale**Date:** 17/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 404 sqm approx