

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	11 Elloura Avenue, Wollert Vic 3750
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$610,000	Hou	use X	Unit		Suburb	Wollert
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

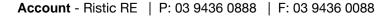
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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

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



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)

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Price: \$615,500 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: House (Res) Land Size: 404 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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.

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Agent Comments