

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

LOT 1802 RAMORNIE LOOP 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$361,000

Property type

Land

Suburb

Wollert

Period-from

01 Jul 2023

to

30 Jun 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

4 BANROCK PLACE WOLLERT VIC 3750	\$390,000	27-Jun-24
13 LARUSO LANE WOLLERT VIC 3750	\$390,000	11-Feb-24
4 LOCA CIRCUIT EPPING VIC 3076	\$415,000	23-Mar-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: 16 July 2024



4 BANROCK PLACE WOLLERT VIC 3750

Sold Price

^{RS} **\$390,000**

Sold Date

27-Jun-24

2

1

1

Distance

0.84km



13 LARUSO LANE WOLLERT VIC 3750

Sold Price

\$390,000

Sold Date

11-Feb-24

2

1

1

Distance

1.05km



4 LOCA CIRCUIT EPPING VIC 3076

Sold Price

\$415,000

Sold Date

23-Mar-24

2

1

1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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