

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

2/90 Saltlake Boulevard 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

\$421,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Wollert

Period-from

01 Jul 2019

to

30 Jun 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

3/90 Saltlake Boulevard Wollert VIC 3750	\$450,000	03-Oct-19
4/90 Saltlake Boulevard Wollert VIC 3750	\$421,000	04-Jul-20
7/90 Saltlake Boulevard Wollert VIC 3750	\$445,800	02-Apr-20

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 July 2020



**3/90 Saltlake Boulevard Wollert
VIC 3750**

3 2 1

Sold Price **\$450,000** Sold Date **03-Oct-19**

Distance **0.01km**



**4/90 Saltlake Boulevard Wollert
VIC 3750**

3 2 1

Sold Price ^{RS} **\$421,000** Sold Date **04-Jul-20**

Distance **0.02km**



**7/90 Saltlake Boulevard Wollert
VIC 3750**

3 2 1

Sold Price **\$445,800** Sold Date **02-Apr-20**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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