

## 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

17 KILARNIE BOULEVARD WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,900

Property type

Land

Suburb

Wollert

Period-from

01 Mar 2024

to

28 Feb 2025

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

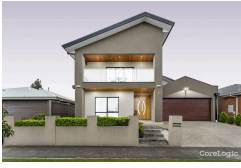
Date of sale

6 WIMMERA CRESCENT WOLLERT VIC 3750	\$899,000	19-Oct-24
101 ARNAUD LOOP WOLLERT VIC 3750	\$915,000	26-Sep-24
11 DARLINGVALE ROAD WOLLERT VIC 3750	\$900,000	19-Oct-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: 03 March 2025



**6 WIMMERA CRESCENT WOLLERT  
VIC 3750**

 4  4  2

Sold Price

**\$899,000**

Sold Date

**19-Oct-24**

Distance

**3.26km**



**101 ARNAUD LOOP WOLLERT VIC  
3750**

 4  2  2

Sold Price

**\$915,000**

Sold Date

**26-Sep-24**

Distance

**3.62km**



**11 DARLINGVALE ROAD WOLLERT  
VIC 3750**

 5  4  -

Sold Price

**\$900,000**

Sold Date

**19-Oct-24**

Distance

**4.03km**

RS = Recent sale

UN = Undisclosed Sale

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