



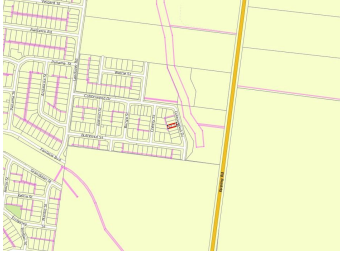
# STATEMENT OF INFORMATION

44 COTTONWOOD DRIVE, WOLLERT, VIC 3750

PREPARED BY OM MINHAS, LEADER ESTATE AGENTS, PHONE: 0434644674

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**44 COTTONWOOD DRIVE, WOLLERT, VIC** 4 2 1

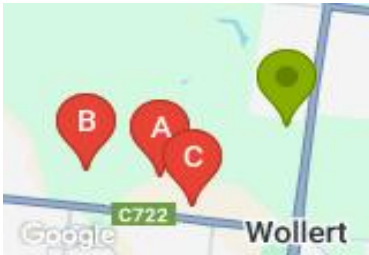
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$620,000 to \$680,000**

Provided by: Leader Estate Agents, Leader Estate Agents

## MEDIAN SALE PRICE



### WOLLERT, VIC, 3750

Suburb Median Sale Price (House)

**\$685,000**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**15 TAGGIASCA DR, WOLLERT, VIC 3750** 4 2 2

Sale Price

**\*\$670,000**

Sale Date: 08/01/2025

Distance from Property: 911m



**35 RAZORBACK CRES, WOLLERT, VIC 3750** 4 2 1

Sale Price

**\$620,000**

Sale Date: 02/12/2024

Distance from Property: 1.4km



**26 BLEST ST, WOLLERT, VIC 3750** 4 2 1

Sale Price

**\$658,500**

Sale Date: 13/09/2024

Distance from Property: 853m

This report has been compiled on 24/01/2025 by Leader Estate Agents. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

44 COTTONWOOD DRIVE, WOLLERT, VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$620,000 to \$680,000


### Median sale price

Median price: \$685,000

Property type: House

Suburb: WOLLERT

Period: 01 January 2024 to 31 December 2024

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15 TAGGIASCA DR, WOLLERT, VIC 3750	*\$670,000	08/01/2025
35 RAZORBACK CRES, WOLLERT, VIC 3750	\$620,000	02/12/2024
26 BLEST ST, WOLLERT, VIC 3750	\$658,500	13/09/2024

This Statement of Information was prepared on: 24/01/2025