#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered t	for sale
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Address	2 Wongungarra Walk, Wollert Vic 3750
Including suburb and	
postcode	

#### Indicative selling price

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

Trainge between \$400,000 \$4000,000	Range between	\$560,000	&	\$595,000
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#### Median sale price

Median price	\$499,000	Pro	perty Type U	nit		Suburb	Wollert
Period - From	01/07/2021	to	30/09/2021	So	ource	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.

### Address of comparable property Price

1	13 Popran Wik WOLLERT 3750	\$615,000	28/10/2021
2	483 Harvest Home Rd EPPING 3076	\$595,000	15/12/2021
3	74 Edenvale Blvd WOLLERT 3750	\$573,000	27/08/2021

#### 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.

This Statement of Information was prepared on:	24/12/2021 11:34
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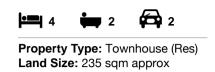
Date of sale



Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$560,000 - \$595,000 Median Unit Price September quarter 2021: \$499,000





**Agent Comments** 

## Comparable Properties



13 Popran Wik WOLLERT 3750 (REI)

**—** 4

Date: 28/10/2021





Price: \$615,000 Method: Private Sale

Property Type: Townhouse (Res)

**Agent Comments** 



483 Harvest Home Rd EPPING 3076 (REI)

4







Price: \$595,000 Method: Private Sale Date: 15/12/2021

**Property Type:** Townhouse (Single) **Land Size:** 192.14 sqm approx

**Agent Comments** 



74 Edenvale Blvd WOLLERT 3750 (REI/VG)





**6** 

Price: \$573,000

Method: Sold Before Auction

Date: 27/08/2021

Property Type: Townhouse (Res)

Agent Comments

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



