

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 Wongungarra Walk, Wollert Vic 3750

Indicative selling price

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

Range between \$560,000

&

\$595,000

Median sale price

Median price \$499,000

Property Type Unit

Suburb Wollert

Period - From 01/07/2021

to 30/09/2021

Source 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	Date of sale
1	13 Popran Wlk 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



Property Type: Townhouse (Res)

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



13 Popran Wik WOLLERT 3750 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 28/10/2021

Property Type: Townhouse (Res)



483 Harvest Home Rd EPPING 3076 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 15/12/2021

Property Type: Townhouse (Single)

Land Size: 192.14 sqm approx



74 Edenvale Blvd WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$573,000

Method: Sold Before Auction

Date: 27/08/2021

Property Type: Townhouse (Res)