

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

8 BELDI STREET 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,000

Property type

House

Suburb

Wollert

Period-from

01 Nov 2023

to

31 Oct 2024

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

32 SIMMENTAL ROAD WOLLERT VIC 3750

\$640,000

19-Sep-24

24 SIMMENTAL ROAD WOLLERT VIC 3750

\$620,000

29-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: 11 November 2024



**32 SIMMENTAL ROAD WOLLERT
VIC 3750**

 4  2  1

Sold Price **\$640,000** Sold Date **19-Sep-24**

Distance **0.2km**



**24 SIMMENTAL ROAD WOLLERT
VIC 3750**

 4  2  1

Sold Price ^{RS} **\$620,000** Sold Date **29-Oct-24**

Distance **0.16km**

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

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