

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 PINE PARK DRIVE WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$775,000

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,000

Property type

House

Suburb

Wollert

Period-from

23 Jun 2022

to

23 Jan 2023

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 YUMBARRA PARADE WOLLERT VIC 3750

\$825,000

15-Oct-22

111 FULHAM WAY WOLLERT VIC 3750

\$820,000

18-Oct-22

12 COTCHIN CLOSE WOLLERT VIC 3750

\$790,000

03-Dec-22

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: 19 January 2023



**6 YUMBARRA PARADE WOLLERT
VIC 3750**

4 2 2

Sold Price

\$825,000

Sold Date

15-Oct-22

Distance

0.38km



**111 FULHAM WAY WOLLERT VIC
3750**

4 2 2

Sold Price

^{RS} **\$820,000**

Sold Date

18-Oct-22

Distance

0.55km



**12 COTCHIN CLOSE WOLLERT VIC
3750**

5 2 2

Sold Price

^{RS} **\$790,000**

Sold Date

03-Dec-22

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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