

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

12 Tierra Circuit 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

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

House

Suburb

Wollert

Period-from

01 Nov 2020

to

31 Oct 2021

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

18 Ramornie Loop Wollert VIC 3750	\$920,000	17-Aug-21
53 Budawang Way Wollert VIC 3750	\$720,000	20-Oct-21
26 Providence Avenue Wollert VIC 3750	\$730,000	25-Jul-21

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: 29 November 2021

	18 Ramornie Loop Wollert VIC 3750		Sold Price	\$920,000	Sold Date	17-Aug-21
	 4	 2	 2		Distance	1.71km
	53 Budawang Way Wollert VIC 3750		Sold Price	^{RS} \$720,000	Sold Date	20-Oct-21
	 4	 2	 2		Distance	1.67km
	26 Providence Avenue Wollert VIC 3750		Sold Price	^{RS} \$730,000	Sold Date	25-Jul-21
	 4	 2	 2		Distance	0.24km

RS = Recent sale

UN = Undisclosed Sale

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