

## 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

13 ALTHORP STREET WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$865,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,500

Property type

House

Suburb

Wollert

Period-from

01 Apr 2023

to

31 Mar 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

2 ISLINGTON STREET WOLLERT VIC 3750	\$900,000	17-Oct-23
12 MISSY STREET WOLLERT VIC 3750	\$920,000	15-Jan-24
18 KANANGRA TERRACE WOLLERT VIC 3750	\$865,000	25-Mar-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: 15 April 2024



## 2 ISLINGTON STREET WOLLERT VIC 3750

 4
  2
  2

Sold Price

**\$900,000**

Sold Date

**17-Oct-23**

Distance

**1.76km**


## 12 MISSY STREET WOLLERT VIC 3750

 4
  2
  2

Sold Price

**\$920,000**

Sold Date

**15-Jan-24**

Distance

**1.62km**


## 18 KANANGRA TERRACE WOLLERT VIC 3750

 4
  2
  2

Sold Price

<sup>RS</sup> **\$865,000**

Sold Date

**25-Mar-24**

Distance

**0.67km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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