

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 Risdon Chase, Wollert Vic 3750

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$705,000 Property Type House Suburb Wollert

Period - From 01/10/2021 to 31/12/2021 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	56 Muzzlewood Way WOLLERT 3750	\$680,000	09/02/2022
2	8 Vicarage Dr WOLLERT 3750	\$657,000	22/12/2021
3	17 Vicarage Dr WOLLERT 3750	\$647,500	30/12/2021

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:

09/03/2022 16:12



 4  2  2

Property Type: House
Land Size: 399 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
December quarter 2021: \$705,000

Comparable Properties



56 Muzzlewood Way WOLLERT 3750 (REI/VG) **Agent Comments**

 4  2  2

Price: \$680,000
Method: Private Sale
Date: 09/02/2022
Property Type: House
Land Size: 392 sqm approx

8 Vicarage Dr WOLLERT 3750 (REI/VG) **Agent Comments**

 4  2  2

Price: \$657,000
Method: Auction Sale
Date: 22/12/2021
Property Type: House (Res)
Land Size: 350 sqm approx

17 Vicarage Dr WOLLERT 3750 (VG) **Agent Comments**

 4  -  -

Price: \$647,500
Method: Sale
Date: 30/12/2021
Property Type: House (Res)
Land Size: 349 sqm approx