

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

29 THE STEAD 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 Price &
between

	\$800,000	\$880,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$420,000	Property type	Land	Suburb	Wollert
Period-from	14 Apr 2022	to	14 Oct 2022	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
37 EMPRESS AVENUE WOLLERT VIC 3750	\$862,500	23-Apr-22
2 ALLESSI AVENUE WOLLERT VIC 3750	\$825,500	01-Oct-22
20 ALTHORP STREET WOLLERT VIC 3750	\$885,000	10-Jun-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: 12 October 2022



**37 EMPRESS AVENUE WOLLERT
VIC 3750**

4 2 2

Sold Price

\$862,500

Sold Date

23-Apr-22

Distance

0.23km



**2 ALLESSI AVENUE WOLLERT VIC
3750**

4 2 2

Sold Price

^{RS} **\$825,500** ^{UN}

Sold Date

01-Oct-22

Distance

0.36km



**20 ALTHORP STREET WOLLERT
VIC 3750**

4 2 2

Sold Price

\$885,000

Sold Date

10-Jun-22

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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