

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

15 Leyburn Parade, Wollert Vic 3750

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$574,000

Property Type House

Suburb Wollert

Period - From 01/04/2019

to 31/03/2020

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	42 Voyager Dr WOLLERT 3750	\$384,900	20/03/2020
2	52 Devizes Dr WOLLERT 3750	\$329,900	06/03/2020
3	25 Amherst St WOLLERT 3750	\$325,000	04/03/2020

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:

24/04/2020 14:35



Property Type: Land
Land Size: 490 sqm approx
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median House Price
Year ending March 2020: \$574,000

Comparable Properties

42 Voyager Dr WOLLERT 3750 (VG)

Agent Comments



Price: \$384,900
Method: Sale
Date: 20/03/2020
Property Type: Land
Land Size: 511 sqm approx

52 Devizes Dr WOLLERT 3750 (VG)

Agent Comments



Price: \$329,900
Method: Sale
Date: 06/03/2020
Property Type: Land

25 Amherst St WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 04/03/2020
Property Type: Land
Land Size: 425 sqm approx