

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 BARHAM WAY 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		Price	\$1,000,000	\$1,100,000
Single				
between				

Median sale price

(*Delete house or unit as applicable)

Median Price	\$707,000	Property type	House	Suburb	Wollert
Period-from	27 Jun 2022	to	27 Jan 2023	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
4 ERRINUNDRA WAY WOLLERT VIC 3750	\$1,075,000	15-Sep-22
115 ALLUMBA WAY WOLLERT VIC 3750	\$1,050,000	21-Oct-22
1 ZUHRA ROAD WOLLERT VIC 3750	\$1,030,000	12-Jan-23

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: 24 January 2023



**4 ERRINUNDRA WAY WOLLERT
VIC 3750**

5 3 2

Sold Price ^{RS} **\$1,075,000** Sold Date **15-Sep-22**

Distance **0.71km**



**115 ALLUMBA WAY WOLLERT VIC
3750**

5 2 3

Sold Price **\$1,050,000** Sold Date **21-Oct-22**

Distance **0.85km**



**1 ZUHRA ROAD WOLLERT VIC
3750**

4 3 2

Sold Price ^{RS} **\$1,030,000** Sold Date **12-Jan-23**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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