

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

54 BRUNNING RISE 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
between

\$690,000

Price&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

05 May 2023

to

06 Nov2023

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 HAVELOCK STREET WOLLERT VIC 3750	\$715,000	08-Sep-23
9 WERRIBEE CRESCENT WOLLERT VIC 3750	\$685,000	27-May-23
15 CLAVELL CRESCENT WOLLERT VIC 3750	\$656,500	05-Aug-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: 06 November 2023



**4 HAVELOCK STREET WOLLERT
VIC 3750**

 4  2  2

Sold Price

\$715,000 Sold Date **08-Sep-23**

Distance **0.24km**



**9 WERRIBEE CRESCENT WOLLERT
VIC 3750**

 4  2  2

Sold Price

\$685,000 Sold Date **27-May-23**

Distance **0.75km**



**15 CLAVELL CRESCENT WOLLERT
VIC 3750**

 4  2  2

Sold Price

\$656,500 Sold Date **05-Aug-23**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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