

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

39 Allendale Avenue Wollert VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

*House

X

*Unit

Suburb

Wollert

Period-from

01 Aug 2018

to

31 Jul 2019

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

12 Timble Close Wollert VIC 3750	\$600,000	15-Mar-19
298 Epping Road Wollert VIC 3750	\$620,000	15-May-19
5 Barossa Parade Wollert VIC 3750	\$600,000	23-Apr-19

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.~~

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12 Timble Close Wollert VIC 3750

Sold Price

\$600,000

Sold Date

15-Mar-19

4 2 2

Distance

0.3km



298 Epping Road Wollert VIC 3750

Sold Price

\$620,000

Sold Date

15-May-19

3 2 2

Distance

0.43km



5 Barossa Parade Wollert VIC 3750

Sold Price

\$600,000

Sold Date

23-Apr-19

4 2 4

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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