

## 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

103 ARNAUD LOOP WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 20 DEVIZES DRIVE WOLLERT VIC 3750  | \$635,000 | 23-Nov-24 |
| 22 YORK PARADE WOLLERT VIC 3750    | \$660,000 | 02-Nov-24 |
| 57 EYNESBURY VIEW WOLLERT VIC 3750 | \$670,000 | 12-Nov-24 |

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: 30 December 2024



**20 DEVIZES DRIVE WOLLERT VIC 3750**

Sold Price

<sup>RS</sup>

**\$635,000**

Sold Date

**23-Nov-24**

 4  2  2

Distance

**1.35km**



**22 YORK PARADE WOLLERT VIC 3750**

Sold Price

**\$660,000**

Sold Date

**02-Nov-24**

 4  2  2

Distance

**1.39km**



**57 EYNESBURY VIEW WOLLERT VIC 3750**

Sold Price

**\$670,000**

Sold Date

**12-Nov-24**

 4  2  2

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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