

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

7 VICARAGE DRIVE 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

01 Nov 2022

to

31 Oct 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

3 MAWBEY WAY WOLLERT VIC 3750	\$600,000	13-Jun-23
8 WOODSON DRIVE WOLLERT VIC 3750	\$600,000	28-Apr-23
4 LIVINGSTON STREET MERNDA VIC 3754	\$595,000	14-Apr-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: 20 November 2023



3 MAWBIE WAY WOLLERT VIC 3750

Sold Price **\$600,000** Sold Date **13-Jun-23**

 3  2  2

Distance **3.54km**



8 WOODSON DRIVE WOLLERT VIC 3750

Sold Price Sold Date **28-Apr-23**

 3  2  2

Distance **1.63km**



4 LIVINGSTON STREET MERNDA VIC 3754

Sold Price **\$595,000** Sold Date **14-Apr-23**

 3  2  1

Distance **3.56km**

RS = Recent sale

UN = Undisclosed Sale

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