

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

Lot 1711 - Featherdale Street, Wollert, 3750
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 464,900 or range between &

Median sale price

Median price \$ 472,900 Property type Vacant Land Suburb Wollert

Period - From 1/01/2024 to 31/03/2024 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 3104 - Lakeridge Drive, Wollert, 3750	\$ 464,900	13/02/2024
2 Lot 1920 - Riverbed Drive, Wollert, 3750	\$ 474,900	31/03/2023
3 Lot 3103 - Lakeridge Drive, Wollert, 3750	\$ 479,900	28/08/2023

This Statement of Information was prepared on: 20 Sep 2024