

## 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 Tunnel Road 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Wollert

Period-from

01 Aug 2020

to

31 Jul 2021

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 13 Tunnel Road Wollert VIC 3750     | \$540,000 | 16-Aug-21 |
| 29 Bamba Way Wollert VIC 3750       | \$530,000 | 12-Jun-21 |
| 14 Eastwood Street Wollert VIC 3750 | \$565,000 | 10-May-21 |

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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**13 Tunnel Road Wollert VIC 3750**

Sold Price

<sup>RS</sup> **\$540,000**

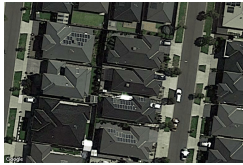
Sold Date

**16-Aug-21**

3 2 1

Distance

**0.03km**



**29 Bambra Way Wollert VIC 3750**

Sold Price

**\$530,000**

Sold Date

**12-Jun-21**

3 2 1

Distance

**0.22km**



**14 Eastwood Street Wollert VIC 3750**

Sold Price

**\$565,000**

Sold Date

**10-May-21**

3 2 1

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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