

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

3 BRONX WALK 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Wollert

Period-from

01 Apr 2022

to

31 Mar 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

64 WANDERER CIRCUIT WOLLERT VIC 3750	\$520,000	23-Oct-22
62 WANDERER CIRCUIT WOLLERT VIC 3750	\$520,000	08-Oct-22

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: 04 April 2023



64 WANDERER CIRCUIT WOLLERT VIC 3750 Sold Price

^{RS}
\$520,000

Sold Date **23-Oct-22**

 3
  2
  2

Distance **0.45km**


62 WANDERER CIRCUIT WOLLERT VIC 3750 Sold Price

Sold Date **08-Oct-22**

 3
  2
  2

Distance **0.45km**
RS = Recent sale

UN = Undisclosed Sale

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