

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

9 BRIGHTON AVENUE 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

House

Suburb

Wollert

Period-from

23 Aug 2024

to

24 Feb 2025

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

9 WOLLEMI AVENUE WOLLERT VIC 3750	\$1,220,000	19-Dec-24
23 COLOMBARD ROAD WOLLERT VIC 3750	\$1,220,000	26-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: 24 February 2025



**9 WOLLEMI AVENUE WOLLERT
VIC 3750**

Sold Price ^{RS} **\$1,220,000** Sold Date **19-Dec-24**

5 5 2

Distance **1.23km**



**23 COLOMBARD ROAD WOLLERT
VIC 3750**

Sold Price **\$1,220,000** Sold Date **26-Nov-24**

5 3 2

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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