

# 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 24 Aeolian Drive, Wollert, VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$420,000

&

\$445,000

### Median sale price

Median price

\$360,000

Property Type

Vacant Land

Suburb

Wollert (3750)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

### Comparable property sales

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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

37 WOLLERT DRIVE, WOLLERT, VIC 3750	\$422,500	03/07/2023
72 CLAPHAM AVE, WOLLERT, VIC 3750	\$445,000	23/05/2023
92 EQUESTRIA BOULEVARD, WOLLERT VIC 3750	\$433,000	04/05/2023

This Statement of Information was prepared on: 21/07/2023