

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

35 LARUSO LANE 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Wollert

Period-from

01 Jan 2022

to

31 Dec 2022

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

15 MATILDA AVENUE WOLLERT VIC 3750	\$365,000	15-Jun-22
7 MATILDA AVENUE WOLLERT VIC 3750	\$355,000	09-Jun-22
25 MATILDA AVENUE WOLLERT VIC 3750	\$355,000	18-Jun-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: 12 January 2023

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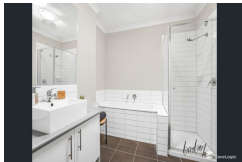


15 MATILDA AVENUE WOLLERT VIC 3750

2 1 1

Sold Price **\$365,000** Sold Date **15-Jun-22**

Distance **1.7km**

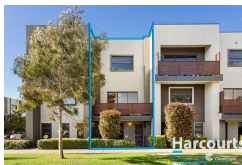


7 MATILDA AVENUE WOLLERT VIC 3750

2 1 1

Sold Price **\$355,000** Sold Date **09-Jun-22**

Distance **1.7km**



25 MATILDA AVENUE WOLLERT VIC 3750

2 1 1

Sold Price

Sold Date **18-Jun-22**

Distance **1.71km**



4 BURLEY STREET WOLLERT VIC 3750

2 1 1

Sold Price

\$470,500

Sold Date **26-Oct-21**

Distance **1.73km**



2 JUMBUCK CIRCUIT WOLLERT VIC 3750

2 1 1

Sold Price

\$375,000

Sold Date **20-Jun-22**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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