



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**8 Ludeman Dr WOLLERT 3750 (REI)**

**Agent Comments**



**Price:** \$472,500

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 400 sqm approx



**6 Ludeman Dr WOLLERT 3750 (REI)**

**Agent Comments**



**Price:** \$465,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 5

**Property Type:** House (Res)



**3 Ludeman Dr WOLLERT 3750 (REI)**

**Agent Comments**



**Price:** \$446,000

**Method:** Sold Before Auction

**Date:** 05/04/2017

**Rooms:** 4

**Property Type:** House (Res)

## 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

13 Markham Street, Wollert Vic 3750

## Indicative selling price

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

Range between \$440,000

&amp;

\$484,000

## Median sale price

Median price \$540,000

House

X

Suburb

Wollert

Period - From 01/04/2017

to

30/06/2017

Source REIV

## Comparable property sales

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
8 Ludeman Dr WOLLERT 3750	\$472,500	01/04/2017
6 Ludeman Dr WOLLERT 3750	\$465,000	29/04/2017
3 Ludeman Dr WOLLERT 3750	\$446,000	05/04/2017