

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 WREXHAM ROAD, WOLLERT, VIC 3750

### Indicative selling price

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

Single Price : \$630,000.00

### Median sale price

Median price

\$709,000

Property type

House

Suburb

WOLLERT

Period

01 April 2022 to 31 March 2023

Source



### Comparable property sales

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

27 LIVESTOCK DR, WOLLERT, VIC 3750	\$597,000	02/02/2023
6 BROKEN ST, WOLLERT, VIC 3750	\$610,000	19/01/2023
8 WOODSON DR, WOLLERT, VIC 3750	*\$595,000	20/04/2023

This Statement of Information was prepared on:

27/04/2023