

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

5 Treeline Grange 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wollert

Period-from

01 Mar 2020

to

28 Feb 2021

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

11 Clerkenwell Street Wollert VIC 3750	\$485,000	18-Oct-19
13 Clerkenwell Street Wollert VIC 3750	\$485,000	22-Oct-19
25 Bethnal Avenue Wollert VIC 3750	\$485,000	28-Nov-20

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.~~

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11 Clerkenwell Street Wollert VIC 3750

Sold Price

\$485,000

Sold Date

18-Oct-19

3 2 1

Distance

1.25km



13 Clerkenwell Street Wollert VIC 3750

Sold Price

Sold Date

22-Oct-19

3 2 1

Distance

1.25km



25 Bethnal Avenue Wollert VIC 3750

Sold Price

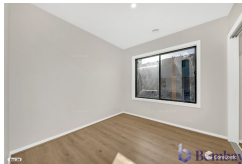
Sold Date

28-Nov-20

3 2 1

Distance

1.25km



11 Montmorency Avenue Wollert VIC 3750

Sold Price

\$505,000

Sold Date

16-Dec-20

3 2 1

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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