

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

9 KAFUE ROAD 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Wollert

Period-from

01 Mar 2022

to

28 Feb 2023

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

14 KANANGRA TERRACE WOLLERT VIC 3750	395000	25-Feb-23
19 KAFUE ROAD WOLLERT VIC 3750	390000	27-Jan-23
56 ALKIRA BOULEVARD WOLLERT VIC 3750	486500	30-Oct-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: 27 March 2023



14 KANANGRA TERRACE WOLLERT VIC 3750

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Sold Price

^{RS}

395000

Sold Date

25-Feb-23

Distance

1.83km

19 KAFUE ROAD WOLLERT VIC 3750

-
 -
 -

Sold Price

390000

Sold Date

27-Jan-23

Distance

0.07km



56 ALKIRA BOULEVARD WOLLERT VIC 3750

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 3
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Sold Price

486500

Sold Date

30-Oct-22

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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