

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

29 RIVERINE STREET WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single Price &
between

	\$565,000	\$620,000
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Median sale price

(*Delete house or unit as applicable)

Median Price \$710,000 Property type House Suburb Wollert

Period-from 09 Aug 2022 to 09 Mar 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
6 BROKEN STREET WOLLERT VIC 3750	\$610,000	19-Jan-23
28 BERESFORD ROAD WOLLERT VIC 3750	\$590,000	29-Nov-22
52 DEVIZES DRIVE WOLLERT VIC 3750	\$612,500	08-Nov-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: 08 March 2023



6 BROKEN STREET WOLLERT VIC 3750

3 2 2

Sold Price

\$610,000

Sold Date

19-Jan-23

Distance

1.23km



28 BERESFORD ROAD WOLLERT VIC 3750

3 2 2

Sold Price

\$590,000

Sold Date

29-Nov-22

Distance

1.5km



52 DEVIZES DRIVE WOLLERT VIC 3750

3 2 2

Sold Price

\$612,500

Sold Date

08-Nov-22

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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