

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

15 SHEBA WAY 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

\$510,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Wollert

Period-from

01 Feb 2022

to

31 Jan 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

62 WANDERER CIRCUIT WOLLERT VIC 3750	\$520,000	08-Oct-22
5/48 EVOLVE ESPLANADE WOLLERT VIC 3750	\$499,000	30-Nov-21
6 WISEMAN WALK WOLLERT VIC 3750	\$520,000	13-Apr-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: 28 February 2023

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**62 WANDERER CIRCUIT WOLLERT
VIC 3750**

3 2 2

Sold Price

^{RS} **\$520,000** Sold Date **08-Oct-22**

Distance **0.56km**



**5/48 EVOLVE ESPLANADE
WOLLERT VIC 3750**

3 2 2

Sold Price

\$499,000 Sold Date **30-Nov-21**

Distance **1.51km**



**6 WISEMAN WALK WOLLERT VIC
3750**

3 2 2

Sold Price

\$520,000 Sold Date **13-Apr-22**

Distance **1.18km**



**7/78 SALT LAKE BOULEVARD
WOLLERT VIC 3750**

3 2 2

Sold Price

\$500,000 Sold Date **14-Jul-22**

Distance **2.94km**

RS = Recent sale

UN = Undisclosed Sale

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