

# 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

14 Nalbaugh Rise, Wollert Vic 3750

### Indicative selling price

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

Range between \$660,000

&

\$695,000

### Median sale price

Median price \$540,000

Property Type House

Suburb Wollert

Period - From 01/01/2020

to

31/03/2020

Source REIV

### 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 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
1	20 Joyfields PI WOLLERT 3750	\$685,000	29/02/2020
2	169 Jardin Rd WOLLERT 3750	\$665,000	28/01/2020
3	20 Aberfeldy Gr WOLLERT 3750	\$625,000	06/04/2020

**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 six months.~~

This Statement of Information was prepared on:

23/04/2020 10:11



**Property Type:** House  
**Land Size:** 478 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$660,000 - \$695,000

**Median House Price**

March quarter 2020: \$540,000

## Comparable Properties

### 20 Joyfields PI WOLLERT 3750 (REI/VG)

**Agent Comments**



**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House (Res)  
**Land Size:** 511 sqm approx

### 169 Jardin Rd WOLLERT 3750 (REI/VG)

**Agent Comments**



**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 28/01/2020  
**Property Type:** House (Res)  
**Land Size:** 473 sqm approx



### 20 Aberfeldy Gr WOLLERT 3750 (REI)

**Agent Comments**



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 06/04/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 441 sqm approx