# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

\$330,000

<b>Property</b>	offered	for sale
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Address	6 Shale Way, Wollert Vic 3750
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$330,000	&	\$363,000
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#### Median sale price

Median price	\$298,000	Pro	perty Type	Vaca	ant land		Suburb	Wollert
Period - From	29/11/2018	to	28/11/2019		So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

25 Manorwood Cr WOLLERT 3750

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		Date of sale
1 38 Alkira Blvd WOLLERT 3750	\$340,000	10/10/2019
2 8 Bournda Way WOLLERT 3750	\$340,000	05/08/2019

#### 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.

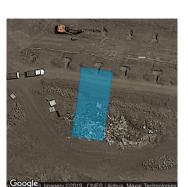
This Statement of Information was prepared on:	29/11/2019 11:22



14/08/2019



Rose Mickoska 0402 779 055 rose.mickoska@harcourts.com.au





Property Type: Land Land Size: 448 sqm approx Agent Comments Indicative Selling Price \$330,000 - \$363,000 Median Land Price 29/11/2018 - 28/11/2019: \$298,000

# Comparable Properties

38 Alkira Blvd WOLLERT 3750 (VG)

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Price: \$340,000 Method: Sale Date: 10/10/2019 Property Type: Land Land Size: 448 sqm approx Agent Comments

8 Bournda Way WOLLERT 3750 (REI/VG)

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Price: \$340,000 Method: Private Sale Date: 05/08/2019

**Property Type:** Land (Res) **Land Size:** 448 sqm approx

Agent Comments

25 Manorwood Cr WOLLERT 3750 (VG)

Price: \$330,000 Method: Sale Date: 14/08/2019 Property Type: Land Land Size: 446 sqm approx Agent Comments

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