

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

6 Shale Way, Wollert Vic 3750

Indicative selling price

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

Range between \$330,000

&

\$363,000

Median sale price

Median price \$298,000

Property Type Vacant land

Suburb Wollert

Period - From 29/11/2018

to

28/11/2019

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	38 Alkira Blvd WOLLERT 3750	\$340,000	10/10/2019
2	8 Bournda Way WOLLERT 3750	\$340,000	05/08/2019
3	25 Manorwood Cr WOLLERT 3750	\$330,000	14/08/2019

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



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)

Agent Comments



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

8 Bournda Way WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 05/08/2019
Property Type: Land (Res)
Land Size: 448 sqm approx

25 Manorwood Cr WOLLERT 3750 (VG)

Agent Comments



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