

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

18 Grandidier Street 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,000

Property type

Land

Suburb

Wollert

Period-from

01 Jul 2019

to

30 Jun 2020

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

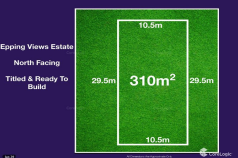
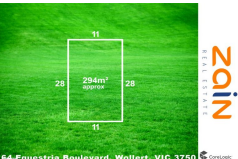
Date of sale

110 Jardin Road Wollert VIC 3750	\$295,000	02-Mar-20
5 Anello Way Wollert VIC 3750	\$270,000	13-Feb-20
64 Equestria Boulevard Wollert VIC 3750	\$260,000	03-Jul-20

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: 12 July 2020

	110 Jardin Road Wollert VIC 3750	Sold Price	\$295,000	Sold Date 02-Mar-20
	 4  2  2			Distance -
	5 Annelo Way Wollert VIC 3750	Sold Price	\$270,000	Sold Date 13-Feb-20
	 -  -  -			Distance -
	64 Equestria Boulevard Wollert VIC 3750	Sold Price	^{RS} \$260,000	Sold Date 03-Jul-20
	 -  -  -			Distance -

RS = Recent sale

UN = Undisclosed Sale

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