

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

23 BOGLIS AVENUE WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single Price &
between

	\$630,000	\$690,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Property type	House	Suburb	Wollert
Period-from	18 Feb 2023	to	18 Aug 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
13 MUMM STREET WOLLERT VIC 3750	\$687,000	15-Apr-23
45 WATERCARTER CRESCENT WOLLERT VIC 3750	\$648,000	22-Jul-23
36 MANORWOOD CRESCENT WOLLERT VIC 3750	\$655,000	22-Jul-23

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: 17 August 2023



13 MUMM STREET WOLLERT VIC 3750

4 2 2

Sold Price **\$687,000** Sold Date **15-Apr-23**

Distance **0.67km**



45 WATERCARTER CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price ^{RS} **\$648,000** Sold Date **22-Jul-23**

Distance **1.93km**



36 MANORWOOD CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price ^{RS} **\$655,000** ^{UN} Sold Date **22-Jul-23**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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