

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 The Stead, Wollert Vic 3750

Indicative selling price

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

Single price

\$439,950

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Wollert

Period - From

01/04/2019

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	25 Champions Pde WOLLERT 3750	\$469,500	15/01/2020
2	6/90 Saltlake Blvd WOLLERT 3750	\$445,000	17/01/2020
3	50a Macedon Pde WOLLERT 3750	\$430,000	04/02/2020

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:

22/04/2020 15:52



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$439,950

Median Unit Price

Year ending March 2020: \$450,000

Comparable Properties



25 Champions Pde WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  2

Price: \$469,500

Method: Private Sale

Date: 15/01/2020

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 204 sqm approx

6/90 Saltlake Blvd WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  1

Price: \$445,000

Method: Private Sale

Date: 17/01/2020

Property Type: Townhouse (Res)

50a Macedon Pde WOLLERT 3750 (VG)

Agent Comments

 2  -  -

Price: \$430,000

Method: Sale

Date: 04/02/2020

Property Type: Flat/Unit/Apartment (Res)