

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and postcode Habitas Release 7 - 286 Harvest Home Road, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 25, 26, 27, 28, 29, 30, 31, 37, 38, 39, 41, 42 (3 Bed, 2.5 Bath, 2 Garage) Townhome	\$	Or range between	\$520,000	&	\$565,000
Lot 58, 59, 60 (2 Bed, 2.5 Bath, 1 Garage) Townhome	\$440,000	Or range between	\$	&	\$

Suburb unit median sale price

Median price	\$450,000	Suburb	Wollert
Period - From	April 2022	To	June 2022
Source	REIV Website		

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 25, 26, 27, 28, 29, 30, 31, 37, 38, 39, 41, 42 (3 Bed, 2.5 Bath, 2 Garage) Townhome \$520,000 - \$565,000	1 2 Wando Walk, Wollert, Vic 3750	\$520,000	July 2022
	2 23 Champions Parade, Wollert, Vic 3750	\$558,000	June 2022
	3 6 Wiseman Walk, Wollert, Vic 3750	\$520,000	April 2022

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 58, 59, 60 (2 Bed, 2.5 Bath, 1 Garage) Townhome \$420,000	1 5 Raychelsbury Pde, Wollert, Vic 3750	\$489,950	July 2022
	2 Lot 410 Parchim Street, Wollert, Vic 3750	\$399,900	June 2022
	3 Lot 411 Parchim Street, Wollert, Vic 3750	\$399,900	June 2022

This Statement of Information was prepared on:

12/08/2022