

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

3/12 VIVIENNES TERRACE 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Wollert

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/36 MOMBASSA DRIVE WOLLERT VIC 3750	\$500,000	24-Apr-24
5/48 EVOLVE ESPLANADE WOLLERT VIC 3750	\$495,000	24-Jun-24
5 PYTHAGORAS STREET EPPING VIC 3076	\$490,000	10-Sep-24

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: 19 February 2025



4/36 MOMBASSA DRIVE WOLLERT VIC 3750 Sold Price **\$500,000** Sold Date **24-Apr-24**

 3  2  1

Distance **0.93km**



5/48 EVOLVE ESPLANADE WOLLERT VIC 3750 Sold Price **\$495,000** Sold Date **24-Jun-24**

 3  2  1

Distance **1.22km**



5 PYTHAGORAS STREET EPPING VIC 3076 Sold Price **\$490,000** Sold Date **10-Sep-24**

 3  2  1

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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