

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 52 Northside Drive, Wollert

Indicative selling price

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

Range between \$785,000 & \$863,500

Median sale price

Median price \$525,000 *House ☒ Suburb Wollert

Period - From 1st Sept. 2016 to 25th Sept. 2017 Source Realestate.com.au

Comparable property sales

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
115 Alumba Way, Wollert	\$785,000	26/07/2017
12 Bloom Crescent, Wollert	\$820,000	20/04/2017
8 Timble Close, Wollert	\$880,000	11/07/2017

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