

## 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

36 ROZAS AVENUE WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Wollert

Period-from

15 Oct 24

to

15 Apr 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

82 BELLAVISTA DRIVE WOLLERT VIC 3750	\$695,000	12-Apr-25
4 PEREASE ROAD WOLLERT VIC 3750	\$728,000	22-Mar-25


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: 15 April 2025



**82 BELLAVISTA DRIVE WOLLERT VIC 3750**

 3

 2

 2

Sold Price




<sup>RS</sup> **\$695,000**

Sold Date


**12-Apr-25**


Distance


**0.31km**



**4 PEREASE ROAD WOLLERT VIC 3750**

 3

 2

 2

Sold Price

<sup>RS</sup> **\$728,000**

Sold Date

**22-Mar-25**

Distance

**0.47km**

RS = Recent sale      UN = Undisclosed Sale

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