

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

5 OCHRE 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)

Single Price

or range
between

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,000

Property type

Land

Suburb

Wollert

Period-from

01 Mar 2022

to

28 Feb 2023

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

14 MILAZZO ROAD WOLLERT VIC 3750	\$700,000	24-Nov-22
11 AVIGNON STREET WOLLERT VIC 3750	\$730,000	03-Nov-22
23 SYRAH PARADE WOLLERT VIC 3750	\$730,000	13-Oct-22

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.~~

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Dinesh Mann
P (03) 8457 8468
M 0477 883 814
E dinesh@mannestateagents.com.au



14 MILAZZO ROAD WOLLERT VIC 3750 Sold Price **\$700,000** Sold Date **24-Nov-22**
Distance **0.31km**

4 2 2



11 AVIGNON STREET WOLLERT VIC 3750 Sold Price **\$730,000** Sold Date **03-Nov-22**
Distance **0.74km**

4 2 2



23 SYRAH PARADE WOLLERT VIC 3750 Sold Price Sold Date **13-Oct-22**
Distance **0.82km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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