

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

89 KILARNIE BOULEVARD 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,000

Property type

Other

Suburb

Wollert

Period-from

01 Nov 2023

to

31 Oct 2024

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

10 VELGARD STREET WOLLERT VIC 3750	\$420,000	23-Jul-24
8 VELGARD STREET WOLLERT VIC 3750	\$420,000	13-Aug-24
LOT 2517 SHELLY STREET DONNYBROOK VIC 3064	\$359,000	17-Mar-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: 17 November 2024



**10 VELGARD STREET WOLLERT
VIC 3750**

- - -

Sold Price

\$420,000

Sold Date

23-Jul-24

Distance

2.37km



**8 VELGARD STREET WOLLERT VIC
3750**

- - -

Sold Price

Sold Date

13-Aug-24

Distance

2.37km



**LOT 2517 SHELLY STREET
DONNYBROOK VIC 3064**

- - -

Sold Price

\$359,000

Sold Date

17-Mar-24

Distance

4.35km

RS = Recent sale

UN = Undisclosed Sale

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