

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

60 CHENIN STREET WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$770,000

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,500

Property type

Land

Suburb

Wollert

Period-from

02 Nov 2023

to

03 May 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

25 CLAPHAM AVENUE WOLLERT VIC 3750

\$800,000

09-Mar-24

19 GRAPHITE CRESCENT WOLLERT VIC 3750

\$770,000

02-Jan-24

68 CLAPHAM AVENUE WOLLERT VIC 3750

\$820,000

29-Feb-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: 03 May 2024



**25 CLAPHAM AVENUE WOLLERT
VIC 3750**

4 2 2

Sold Price

\$800,000

Sold Date **09-Mar-24**

Distance

0.41km



**19 GRAPHITE CRESCENT WOLLERT
VIC 3750**

4 2 2

Sold Price

\$770,000

Sold Date **02-Jan-24**

Distance

0.99km



**68 CLAPHAM AVENUE WOLLERT
VIC 3750**

3 2 2

Sold Price

\$820,000

Sold Date **29-Feb-24**

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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