

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

28 Ewing Avenue 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

\$330,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,000

Property type

Land

Suburb

Wollert

Period-from

01 Jul 2019

to

30 Jun 2020

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

18 Banjo Close Wollert VIC 3750	\$320,000	15-Jul-20
17 Banjo Close Wollert VIC 3750	\$337,500	08-Jul-20
12 Banjo Close Wollert VIC 3750	\$337,500	08-Jul-20

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: 22 July 2020

ICONEK 375 m2 (approx) Lot 207 Banjo Close Wollert VIC 3750	18 Banjo Close Wollert VIC 3750		Sold Price	\$320,000 ^{UN}	Sold Date	15-Jul-20
	- - -		Distance		0.52km	
ICONEK 375 m2 (approx) Lot 220 Banjo Close Wollert VIC 3750	17 Banjo Close Wollert VIC 3750		Sold Price	\$337,500	Sold Date	08-Jul-20
	- - -		Distance		0.55km	
ICONEK 375 m2 (approx) Lot 204 Banjo Close Wollert VIC 3750	12 Banjo Close Wollert VIC 3750		Sold Price		Sold Date	08-Jul-20
	- - -		Distance		0.56km	

RS = Recent sale **UN** = Undisclosed Sale

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