

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5 BANCROFT 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 Price & between
\$565,000 \$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$700,000 Property type House Suburb Wollert
Period-from 23 Feb 2023 to 23 Aug 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
9 YUMBARRA PARADE WOLLERT VIC 3750	\$628,000	18-Mar-23
4 BALTRUM DRIVE WOLLERT VIC 3750	\$622,000	05-Aug-23
8 ARTICHOKE STREET WOLLERT VIC 3750	\$610,000	30-Apr-23

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: 23 August 2023



**9 YUMBARRA PARADE WOLLERT
VIC 3750**

3 2 1

Sold Price

\$628,000

Sold Date

18-Mar-23

Distance

0.08km



**4 BALTRUM DRIVE WOLLERT VIC
3750**

3 2 3

Sold Price

^{RS} **\$622,000**

Sold Date

05-Aug-23

Distance

0.34km



**8 ARTICHOKE STREET WOLLERT
VIC 3750**

4 2 1

Sold Price

\$610,000

Sold Date

30-Apr-23

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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