

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

4 JOYFIELDS PLACE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Feb 2022

to

31 Jan 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

2 ALLESSI AVENUE WOLLERT VIC 3750	\$825,500	01-Oct-22
111 FULHAM WAY WOLLERT VIC 3750	\$820,000	18-Oct-22
15 LUCINDALE ROAD WOLLERT VIC 3750	\$840,000	19-Nov-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.~~

This Statement of Information was prepared on: 23 February 2023

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2 ALLESSI AVENUE WOLLERT VIC 3750

Sold Price

\$825,500

Sold Date

01-Oct-22

4

2

2

Distance

0.23km



111 FULHAM WAY WOLLERT VIC 3750

Sold Price

^{RS} **\$820,000**

Sold Date

18-Oct-22

4

2

2

Distance

0.67km



15 LUCINDALE ROAD WOLLERT VIC 3750

Sold Price

\$840,000

Sold Date

19-Nov-22

4

2

2

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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