

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

76 EDENVALE 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

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Wollert

Period-from

01 Jan 2023

to

31 Dec 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

3/3 LANAI AVENUE WOLLERT VIC 3750	\$450,000	27-Apr-23
6 TOMPKINS WALK WOLLERT VIC 3750	\$420,500	18-Mar-23
2/36 MOMBASSA DRIVE WOLLERT VIC 3750	\$440,000	15-Nov-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 January 2024



3/3 LANAI AVENUE WOLLERT VIC 3750

 2
  2
  1

Sold Price

\$450,000

Sold Date

27-Apr-23

Distance

0.12km



6 TOMPKINS WALK WOLLERT VIC 3750

 2
  2
  1

Sold Price

\$420,500

Sold Date

18-Mar-23

Distance

0.71km



2/36 MOMBASSA DRIVE WOLLERT VIC 3750

 2
  2
  1

Sold Price

\$440,000

Sold Date

15-Nov-23

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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