

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

22 SPECTRUM ROAD 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

\$999,999

&

\$1,099,998

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

House

Suburb

Wollert

Period-from

01 Mar 2024

to

28 Feb 2025

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

14 MISSY STREET WOLLERT VIC 3750	\$1,086,000	24-Jan-24
6 RIVERBED DRIVE WOLLERT VIC 3750	\$1,080,000	15-Feb-25
13 POLLEN PLACE DONNYBROOK VIC 3064	\$1,042,000	04-Jul-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.~~

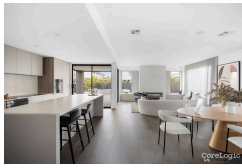
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14 MISSY STREET WOLLERT VIC 3750

4 2 2

Sold Price

\$1,086,000

Sold Date

24-Jan-24

Distance

3.85km



6 RIVERBED DRIVE WOLLERT VIC 3750

5 3 2

Sold Price

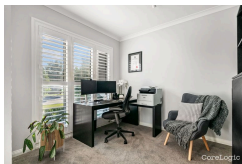
^{RS} **\$1,080,000**

Sold Date

15-Feb-25

Distance

2.6km



13 POLLEN PLACE DONNYBROOK VIC 3064

2 2 2

Sold Price

\$1,042,000

Sold Date

04-Jul-24

Distance

4.56km

RS = Recent sale

UN = Undisclosed Sale

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