

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

18 DAYDREAM 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

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

1/82 HIGHPARK DRIVE WOLLERT VIC 3750	\$580,000	05-Nov-22
6 GIA LANE WOLLERT VIC 3750	\$570,000	16-Oct-22
22 CRESCENDO BOULEVARD WOLLERT VIC 3750	\$591,000	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.~~

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**1/82 HIGHPARK DRIVE WOLLERT
VIC 3750**

4 2 1

Sold Price **\$580,000** Sold Date **05-Nov-22**

Distance **0.24km**



6 GIA LANE WOLLERT VIC 3750

3 2 1

Sold Price **\$570,000** Sold Date **16-Oct-22**

Distance **0.16km**



**22 CRESCENDO BOULEVARD
WOLLERT VIC 3750**

3 2 2

Sold Price **\$591,000** Sold Date **19-Nov-22**

Distance **0.3km**

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

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