

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

25 Daydream Pl, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$425,000

&

\$450,000

Median sale price

Median price \$540,000

Property Type House

Suburb Wollert

Period - From 01/01/2020

to

31/03/2020

Source REIV

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 six 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	14/119 Saltlake Blvd WOLLERT 3750	\$485,000	16/01/2020
2	25 Champions Pde WOLLERT 3750	\$469,500	15/01/2020
3	6/90 Saltlake Blvd WOLLERT 3750	\$445,000	17/01/2020

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 six months.~~

This Statement of Information was prepared on:

30/04/2020 13:15



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$425,000 - \$450,000

Median House Price

March quarter 2020: \$540,000

Comparable Properties



14/119 Saltlake Blvd WOLLERT 3750 (REI)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 16/01/2020

Property Type: Townhouse (Single)



25 Champions Pde WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$469,500

Method: Private Sale

Date: 15/01/2020

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 204 sqm approx

6/90 Saltlake Blvd WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 17/01/2020

Property Type: Townhouse (Res)