

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

8 PLAYFIELDS 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

\$830,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Apr 2022

to

31 Mar 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

20 GRAPHITE CRESCENT WOLLERT VIC 3750	\$880,000	01-Mar-23
3 EYNESBURY VIEW WOLLERT VIC 3750	\$893,000	23-Dec-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: 17 April 2023



20 GRAPHITE CRESCENT WOLLERT VIC 3750

 4
  2
  4

Sold Price

\$880,000

Sold Date

01-Mar-23

Distance

1.61km


3 EYNESBURY VIEW WOLLERT VIC 3750

 4
  3
  3

Sold Price

\$893,000

Sold Date

23-Dec-22

Distance

1.62km
RS = Recent sale

UN = Undisclosed Sale

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