

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

63 WOODMAN CIRCUIT 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

\$705,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2021

to

30 Sep 2022

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

21 ROCKGARDEN WAY WOLLERT VIC 3750	\$707,000	30-Jul-22
17 FREIDRICH STREET WOLLERT VIC 3750	\$710,000	09-Jun-22
33 CARVER CIRCUIT WOLLERT VIC 3750	\$735,000	04-Jun-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: 10 October 2022



**21 ROCKGARDEN WAY WOLLERT
VIC 3750**

4 2 2

Sold Price

\$707,000

Sold Date

30-Jul-22

Distance

0.49km



**17 FREIDRICH STREET WOLLERT
VIC 3750**

4 2 2

Sold Price

\$710,000

Sold Date

09-Jun-22

Distance

0.06km



**33 CARVER CIRCUIT WOLLERT VIC
3750**

4 2 2

Sold Price

\$735,000

Sold Date

04-Jun-22

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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