



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

23 Mahla Avenue, 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 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$479,000 *House ☐ *unit ☒ Suburb or locality Wollert
Period - From April to Dec Source REA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 76 Saltlake Boulevard, Wollert VIC 3750	\$ 610,000	28/04/2022
2. 20 Garrong Avenue, Wollert VIC 3750	\$ 580,000	17/09/2022
3. 8 Bago Walk, Wollert VIC 3750	\$ 592,500	16/04/2022

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*.~~

Or

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)