

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

15 SYRAH PARADE WOLLERT VIC 3750

Address  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range  
Single  
between

Price &

\$630,000

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

15 Aug 2022

to

15 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

333 BOUNDARY ROAD WOLLERT VIC 3750

\$650,000

08-Nov-22

6 COWWARR CRESCENT WOLLERT VIC 3750

\$620,000

04-Mar-23

54 GRAPHITE CRESCENT WOLLERT VIC 3750

\$627,000

05-Oct-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: 15 March 2023



**333 BOUNDARY ROAD WOLLERT  
VIC 3750**

4 2 1

Sold Price

**\$650,000** Sold Date **08-Nov-22**

Distance **0.38km**



**6 COWWARR CRESCENT  
WOLLERT VIC 3750**

3 2 2

Sold Price

<sup>RS</sup> **\$620,000** Sold Date **04-Mar-23**

Distance **1.93km**



**54 GRAPHITE CRESCENT  
WOLLERT VIC 3750**

4 2 2

Sold Price

**\$627,000** Sold Date **05-Oct-22**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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