

## 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

531-535 EPPING ROAD WOLLERT VIC 3750

### 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)

Single Price

or range  
between

\$6,500,000

&

\$7,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Farm

Suburb

Wollert

Period-from

01 May 2021

to

30 Apr 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

58 ANDREW ROAD WOLLERT VIC 3750	\$10,100,000	10-Jan-22
460 EPPING ROAD WOLLERT VIC 3750	-	17-Jul-21

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: 12 May 2022


**58 ANDREW ROAD WOLLERT VIC 3750**

 Sold Price <sup>RS</sup> **\$10,100,000** <sup>UN</sup> Sold Date **10-Jan-22**

- - -

 Distance **0.47km**

**460 EPPING ROAD WOLLERT VIC 3750**

 Sold Price - Sold Date **17-Jul-21**

5 - -

 Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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