

# 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

42 Equestria Boulevard, Wollert Vic 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$315,000

### Median sale price

Median price

\$317,500

Property Type

Vacant land

Suburb

Wollert

Period - From

20/07/2019

to

19/07/2020

Source

REIV

### 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 six 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
1	6 Attenborough St WOLLERT 3750	\$310,000	08/06/2020
2	43 Woodcrest Way WOLLERT 3750	\$300,000	24/04/2020
3	2 Rozas Av WOLLERT 3750	\$278,000	26/05/2020

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.~~

This Statement of Information was prepared on:

20/07/2020 12:06



**Property Type:** Land  
**Land Size:** 375 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$315,000

**Median Land Price**  
20/07/2019 - 19/07/2020: \$317,500

## Comparable Properties

### 6 Attenborough St WOLLERT 3750 (REI/VG)



**Agent Comments**

This land is superior to the land on offer as it has a larger land size.

**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 08/06/2020  
**Property Type:** Land (Res)  
**Land Size:** 419 sqm approx

### 43 Woodcrest Way WOLLERT 3750 (VG)



**Agent Comments**

**Price:** \$300,000  
**Method:** Sale  
**Date:** 24/04/2020  
**Property Type:** Land  
**Land Size:** 389 sqm approx

### 2 Rozas Av WOLLERT 3750 (REI)



**Agent Comments**

**Price:** \$278,000  
**Method:** Private Sale  
**Date:** 26/05/2020  
**Property Type:** Land (Res)  
**Land Size:** 323 sqm approx