

## 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

28 COUNTESS CIRCUIT WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$260,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,200

Property type

House

Suburb

Wollert

Period-from

01 Feb 2023

to

31 Jan 2024

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

3 COUNTESS CIRCUIT WOLLERT VIC 3750	\$315,000	28-Sep-23
34 LIGHT STREET WOLLERT VIC 3750	\$350,000	15-Aug-23
39 KILARNIE BOULEVARD WOLLERT VIC 3750	\$196,500	23-May-23

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: 18 February 2024


**3 COUNTESS CIRCUIT WOLLERT  
VIC 3750**
 -  -  -

Sold Price

**\$315,000**

Sold Date

**28-Sep-23**

Distance

**0.08km**

**34 LIGHT STREET WOLLERT VIC  
3750**
 -  -  -

Sold Price

**\$350,000**

Sold Date

**15-Aug-23**

Distance

**0.22km**

**39 KILARNIE BOULEVARD  
WOLLERT VIC 3750**
 -  -  -

Sold Price

**\$196,500**

Sold Date

**23-May-23**

Distance

**0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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