# 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 (\*Delete single price or range as applicable)

Single Price	or range between	\$260,000	&	\$290,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$682,200	Prop	erty type	House		Suburb	Wollert
Period-from	01 Feb 2023	to	31 Jan 2	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





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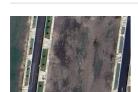


3 COUNTESS CIRCUIT WOLLERT VIC 3750

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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