

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

37 SALT LAKE BOULEVARD WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$500,000

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

10 Jan 2023

to

10 Jul 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
36 WIGAN CLOSE WOLLERT VIC 3750	\$545,000	30-Mar-23
32 WIGAN CLOSE WOLLERT VIC 3750	\$520,000	19-Jan-23
50 WOODMAN CIRCUIT WOLLERT VIC 3750	\$525,000	11-Jun-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: 10 July 2023



36 WIGAN CLOSE WOLLERT VIC 3750

3 2 2

Sold Price

\$545,000

Sold Date **30-Mar-23**

Distance

1.43km



32 WIGAN CLOSE WOLLERT VIC 3750

4 2 2

Sold Price

\$520,000

Sold Date **19-Jan-23**

Distance

1.44km



50 WOODMAN CIRCUIT WOLLERT VIC 3750

3 2 1

Sold Price

^{RS}**\$525,000**

Sold Date **11-Jun-23**

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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