

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

36 MANORWOOD CRESCENT 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 &

\$620,000

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

26 Dec 2022

to

26 Jun 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

58 STEEN AVENUE WOLLERT VIC 3750

\$650,000

24-Feb-23

9 WERRIBEE CRESCENT WOLLERT VIC 3750

\$685,000

27-May-23

13 MUMM STREET WOLLERT VIC 3750

\$687,000

15-Apr-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: 21 June 2023



58 STEEN AVENUE WOLLERT VIC 3750

4 2 2

Sold Price

\$650,000

Sold Date

24-Feb-23

Distance

0.98km



9 WERRIBEE CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price

^{RS} **\$685,000**

Sold Date

27-May-23

Distance

0.47km



13 MUMM STREET WOLLERT VIC 3750

4 2 2

Sold Price

^{RS} **\$687,000**

Sold Date

15-Apr-23

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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