

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

21 PROVIDENCE AVENUE 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,000

Property type

Land

Suburb

Wollert

Period-from

01 Mar 2022

to

28 Feb 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

23 PROVIDENCE AVENUE WOLLERT VIC 3750	\$780,000	02-Feb-23
18 LAKOYA AVENUE WOLLERT VIC 3750	\$717,000	12-Jan-23
1 TREELINE GRANGE WOLLERT VIC 3750	\$740,000	17-Dec-22

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: 09 March 2023



**23 PROVIDENCE AVENUE
WOLLERT VIC 3750**

 4  2  2

Sold Price

\$780,000

Sold Date **02-Feb-23**

Distance

0.01km



18 LAKOYA AVENUE WOLLERT VIC 3750

 4  2  2

Sold Price

\$717,000

Sold Date **12-Jan-23**

Distance

0.58km



**1 TREELINE GRANGE WOLLERT
VIC 3750**

 4  2  2

Sold Price

\$740,000

Sold Date **17-Dec-22**

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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