

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

98 THE PARADE 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 Price & between
\$900,000 \$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$680,000 Property type House Suburb Wollert
Period-from 03 Feb 2024 to 05 Aug 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
87 THE PARADE WOLLERT VIC 3750	\$1,020,000	09-Feb-24
4 FULHAM WAY WOLLERT VIC 3750	\$925,000	06-Jul-24

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: 05 August 2024



87 THE PARADE WOLLERT VIC
3750

4 2 4

Sold Price \$1,020,000 Sold Date 09-Feb-24

Distance 0.26km



4 FULHAM WAY WOLLERT VIC
3750

5 2 2

Sold Price ^{RS} \$925,000 Sold Date 06-Jul-24

Distance 0.61km

RS = Recent sale

UN = Undisclosed Sale

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