

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 **7 Ewing Ave Wollert 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 \$ \$590,000 & \$649,000

Median sale price

Median price \$630,000 Property type House Suburb Wollert VIC 3750

Period - From 1 Jan 2021 to 31 Dec 2021 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
15 Rockgarden Way, Wollert	\$630,000	20/10/2021
16 Bullion Avenue, Wollert	\$636,000	12/11/2021
33 Nundroo Crest Wollert	\$661,000	20/11/2021

This Statement of Information was prepared on: 26/01/2022