

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	2 Zoe Drive, Wollert Vic 3750
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$455,000 & \$495,000

Median sale price

Median price	\$448,500	Property Type	Townhouse	Suburb	Wollert
Period - From	21/06/2020	to	20/06/2021	Source	REIV

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 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
1	26 Birchmore Rd WOLLERT 3750	\$445,000	05/06/2021
2	11 Champions Pde WOLLERT 3750	\$505,000	01/05/2021
3	9 Amphion St EPPING 3076	\$485,000	06/04/2021

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 six months.~~

This Statement of Information was prepared on: 21/06/2021 14:15



 3  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$455,000 - \$495,000

Median Townhouse Price

21/06/2020 - 20/06/2021: \$448,500

Comparable Properties

26 Birchmore Rd WOLLERT 3750 (REI)

Agent Comments

 3  2  1

Price: \$445,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House (Res)

Land Size: 178 sqm approx



11 Champions Pde WOLLERT 3750 (REI)

Agent Comments

 3  2  2

Price: \$505,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Townhouse (Res)

Land Size: 201 sqm approx



9 Amphion St EPPING 3076 (VG)

Agent Comments

 3  -  -

Price: \$485,000

Method: Sale

Date: 06/04/2021

Property Type: Townhouse (Single)