Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	2 Zoe Drive, Wollert Vic 3750	

Indicative selling price

Property offered for sale

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

Range between	\$455,000	٥	\$495,000	
i lango bottvoon	Ψ-100,000		\$495,000	

Median sale price

Median price \$448,	500 Pr	operty Type	Townhouse		Suburb	Wollert
Period - From 21/06	5/2020 to	20/06/2021	S	ource	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.

Ad	dress 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

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	









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)

3

Agent Comments

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)

3

Agent Comments

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)

3

Price: \$485,000 Method: Sale

Date: 06/04/2021 Property Type: Townhouse (Single) **Agent Comments**

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.