

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

3 La Tour Boulevard, Wollert Vic 3750

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$318,000 Property Type Vacant land Suburb Wollert

Period - From 02/09/2019 to 01/09/2020 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	5 La Tour Blvd WOLLERT 3750	\$326,000	09/07/2020
2	12 Providence Av WOLLERT 3750	\$320,900	03/08/2020
3	17 Lavelle PI WOLLERT 3750	\$316,000	02/07/2020

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:

02/09/2020 18:44



Property Type: Land
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Land Price
02/09/2019 - 01/09/2020: \$318,000

Comparable Properties

5 La Tour Blvd WOLLERT 3750 (REI)

Agent Comments



Price: \$326,000
Method: Private Sale
Date: 09/07/2020
Property Type: Land (Res)
Land Size: 406 sqm approx

12 Providence Av WOLLERT 3750 (VG)

Agent Comments



Price: \$320,900
Method: Sale
Date: 03/08/2020
Property Type: Land
Land Size: 392 sqm approx

17 Lavelle PI WOLLERT 3750 (VG)

Agent Comments



Price: \$316,000
Method: Sale
Date: 02/07/2020
Property Type: Land
Land Size: 400 sqm approx