

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for sale

Address
Including suburb and
postcode

64 MUZZLEWOOD WAY, WOLLERT, VIC 3750

Indicative selling price

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

Single Price

: \$620,000

Median sale price

Median price

\$705,000

Property type

House

Suburb

WOLLERT

Period

01 January 2023 to 31 December 2023

Source


pricfinder

Comparable property sales

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

6 COTCHIN CL, WOLLERT, VIC 3750	*\$670,000	17/02/2024
12 GUNTHER WAY, WOLLERT, VIC 3750	*\$605,000	12/02/2024
4 TINDALES RD, WOLLERT, VIC 3750	\$645,000	10/01/2024

This Statement of Information was prepared on:

18/03/2024