

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

16 BIRCHMORE ROAD WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single Price &
between

	\$550,000	\$605,000
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Median sale price

(*Delete house or unit as applicable)

Median Price \$710,000 Property type House Suburb Wollert

Period-from 14 Sep2022 to 14 Apr 2023 Source Corelogic

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 6 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
8 MEELUP RISE WOLLERT VIC 3750	\$605,000	09-Nov-22
38 ANZAC DRIVE WOLLERT VIC 3750	\$610,000	04-Mar-23
54 WOODMAN CIRCUIT WOLLERT VIC 3750	\$560,000	14-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 12 April 2023



8 MEELUP RISE WOLLERT VIC 3750

3 2 3

Sold Price

\$605,000 Sold Date **09-Nov-22**

Distance **0.96km**



38 ANZAC DRIVE WOLLERT VIC 3750

3 2 2

Sold Price

^{RS} **\$610,000** Sold Date **04-Mar-23**

Distance **0.27km**



54 WOODMAN CIRCUIT WOLLERT VIC 3750

3 2 2

Sold Price

\$560,000 Sold Date **14-Nov-22**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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