

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

59 SPRINGBANK ROAD WOLLERT VIC 3750

Indicative selling price

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

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Mar 2022

to

28 Feb 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

58 SPRINGBANK ROAD WOLLERT VIC 3750	\$650,000	10-Mar-23
22 MONVIDA STREET WOLLERT VIC 3750	\$661,000	04-Mar-23
31 WARRUGA CRESCENT WOLLERT VIC 3750	\$695,000	22-Oct-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.~~

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58 SPRINGBANK ROAD WOLLERT VIC 3750

3 2 2

Sold Price

^{RS} **\$650,000** Sold Date **10-Mar-23**

Distance **0.07km**



22 MONVIDA STREET WOLLERT VIC 3750

4 2 2

Sold Price

^{RS} **\$661,000** Sold Date **04-Mar-23**

Distance **0.32km**



31 WARRUGA CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price

\$695,000 Sold Date **22-Oct-22**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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