

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

6 Fenix Way 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

or range
between

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Wollert

Period-from

01 Feb 2019

to

31 Jan 2020

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

7 Potter Street Wollert VIC 3750	\$480,000	24-Feb-20
29 Allendale Avenue Wollert VIC 3750	\$483,000	19-Nov-19
2 Leandon Avenue Wollert VIC 3750	\$490,000	22-Nov-19

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: 25 February 2020



7 Potter Street Wollert VIC 3750

Sold Price

\$480,000

Sold Date **24-Feb-20**

3 2 1

Distance **0.09km**



29 Allendale Avenue Wollert VIC 3750

Sold Price

\$483,000

Sold Date **19-Nov-19**

3 2 1

Distance **0.74km**



2 Leandon Avenue Wollert VIC 3750

Sold Price

\$490,000

Sold Date **22-Nov-19**

3 2 1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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