



 4  2  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 780  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$640,000  
**Median House Price**  
March quarter 2017: \$500,000

## Comparable Properties

### 40 Pine Park Dr WOLLERT 3750 (REI)

**Agent Comments**

 4  2  2

**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:**

### 10 Muzzlewood Way WOLLERT 3750 (REI)

**Agent Comments**

 4  2  2

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 512 sqm



### 21 Stonegate Dr WOLLERT 3750 (REI)

**Agent Comments**

 4  2  2

**Price:** \$637,000  
**Method:** Auction Sale  
**Date:** 17/12/2016  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 545 sqm

## 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 Meelup Rise, Wollert Vic 3750

## Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$620,000

&amp;

\$640,000

## Median sale price

Median price \$500,000

House

X

Suburb

Wollert

Period - From 01/01/2017

to

31/03/2017

Source REIV

## Comparable property sales

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
40 Pine Park Dr WOLLERT 3750	\$620,000	08/04/2017
10 Muzzlewood Way WOLLERT 3750	\$585,000	25/02/2017
21 Stonegate Dr WOLLERT 3750	\$637,000	17/12/2016