

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

11 Ewing Avenue, Wollert Vic 3750

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Wollert

Period - From

01/07/2019

to

30/06/2020

Source

REIV

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 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
1	20 Banjo CI WOLLERT 3750	\$340,200	04/07/2020
2	18 Banjo CI WOLLERT 3750	\$315,000	04/07/2020
3	22 Laino Blvd EPPING 3076	\$286,000	15/06/2020

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 six months.~~

This Statement of Information was prepared on:

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Property Type: Land (Res)
Land Size: 380 sqm approx
Agent Comments

Indicative Selling Price
\$340,000
Median House Price
Year ending June 2020: \$570,000

Comparable Properties

20 Banjo CI WOLLERT 3750 (VG)

Agent Comments



Price: \$340,200
Method: Sale
Date: 04/07/2020
Property Type: Land
Land Size: 420 sqm approx

18 Banjo CI WOLLERT 3750 (VG)

Agent Comments



Price: \$315,000
Method: Sale
Date: 04/07/2020
Property Type: Land
Land Size: 375 sqm approx



22 Laino Blvd EPPING 3076 (REI)

Agent Comments



Price: \$286,000
Method: Private Sale
Date: 15/06/2020
Property Type: Land
Land Size: 342 sqm approx