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	e \$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.

Ade	dress 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:

21/09/2020 15:49



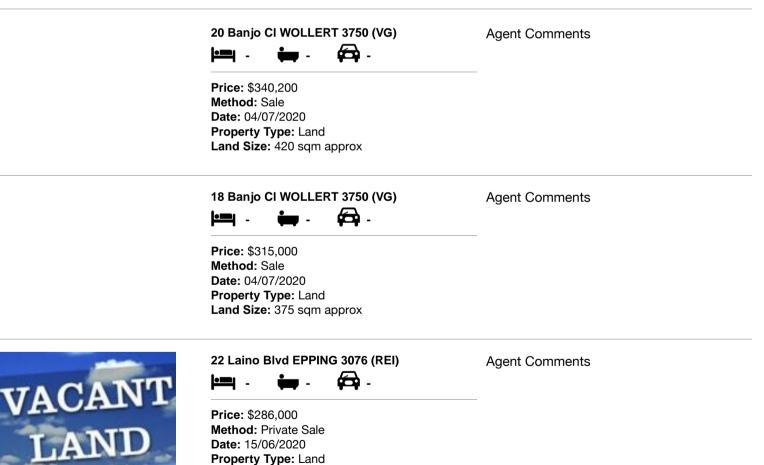






Property Type: Land (Res) **Land Size:** 380 sqm approx Agent Comments Indicative Selling Price \$340,000 Median House Price Year ending June 2020: \$570,000

Comparable Properties



Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

Land Size: 342 sqm approx



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.