

SKAD REAL ESTATE



STATEMENT OF INFORMATION

8 NICASTRO AVENUE, WOLLERT, VIC 3750

PREPARED BY SKAD REAL ESTATE THOMASTOWN, 177 HIGH STREET THOMASTOWN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 NICASTRO AVENUE, WOLLERT, VIC

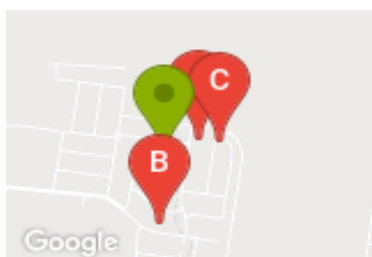


Indicative Selling Price

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

Price Range: \$610,000 to \$630,000

MEDIAN SALE PRICE



WOLLERT, VIC, 3750

Suburb Median Sale Price (House)

\$583,750

01 October 2019 to 30 September 2020

Provided by: 

COMPARABLE PROPERTIES

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.

STOREY DWELLING



36 LA TOUR BVD, WOLLERT, VIC 3750



Sale Price

\$644,000

Sale Date: 06/07/2020

Distance from Property: 123m



173 JARDIN RD, WOLLERT, VIC 3750



Sale Price

\$632,000

Sale Date: 05/08/2020

Distance from Property: 249m



51 ROUGE AVE, WOLLERT, VIC 3750



Sale Price

\$625,000

Sale Date: 06/09/2020

Distance from Property: 186m



This report has been compiled on 27/12/2020 by SKAD REAL ESTATE THOMASTOWN. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

8 NICASTRO AVENUE, WOLLERT, VIC 3750

Indicative selling price

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

Price Range:

\$610,000 to \$630,000

Median sale price

Median price

\$583,750

Property type

Vacant Land

Suburb

WOLLERT

Period

01 October 2019 to 30 September 2020

Source

pricefinder

Comparable property sales

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

Price

Date of sale

36 LA TOUR BVD, WOLLERT, VIC 3750	\$644,000	06/07/2020
173 JARDIN RD, WOLLERT, VIC 3750	\$632,000	05/08/2020
51 ROUGE AVE, WOLLERT, VIC 3750	\$625,000	06/09/2020

This Statement of Information was prepared

27/12/2020