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

12 Vintage Avenue, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$530,000		&		\$583,000					
Median sale price										
Median price	\$540,000	Pro	Property Type		House		Suburb	Wollert		
Period - From	01/01/2020	to	31/03/2020		So	urce	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	56 Edenvale Blvd WOLLERT 3750	\$599,000	01/02/2020
2	19 Wollemi Av WOLLERT 3750	\$545,500	07/03/2020
3	5 Corrimbla Av WOLLERT 3750	\$520,000	19/03/2020

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:

28/05/2020 15:11









Property Type: House Land Size: 416 sqm approx Agent Comments Indicative Selling Price \$530,000 - \$583,000 Median House Price March quarter 2020: \$540,000

Comparable Properties

56 Edenvale Blvd WOLLERT 3750 (REI/VG) 4 2 2 2	Agent Comments			
Price: \$599,000 Method: Auction Sale Date: 01/02/2020 Property Type: House (Res) Land Size: 365 sqm approx				
19 Wollemi Av WOLLERT 3750 (REI) 19 4 🙀 2 🏟 2	Agent Comments			
Price: \$545,500 Method: Auction Sale Date: 07/03/2020 Property Type: House (Res)				
5 Corrimbla Av WOLLERT 3750 (VG) 1 4 in	Agent Comments			
Price: \$520,000 Method: Sale Date: 19/03/2020 Property Type: Land				

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

Land Size: 357 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.