

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 between \$530,000 & \$583,000

Median sale price

Median price \$540,000 Property Type House Suburb Wollert

Period - From 01/01/2020 to 31/03/2020 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	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)

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)

Agent Comments



Price: \$545,500
Method: Auction Sale
Date: 07/03/2020
Property Type: House (Res)



5 Corrimbla Av WOLLERT 3750 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 19/03/2020
Property Type: Land
Land Size: 357 sqm approx