

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 BUTCHART PASSAGE WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single
between

Price &

\$595,000

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

26 Apr 2023

to

26 Oct 2023

Source

Corelogic

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 6 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

143 YANN DRIVE WOLLERT VIC 3750	\$590,000	23-Oct-23
2 GIRRAWEE STREET WOLLERT VIC 3750	\$660,000	20-Oct-23
1 BUTCHART PASSAGE WOLLERT VIC 3750	\$676,000	29-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 26 October 2023



143 YANN DRIVE WOLLERT VIC 3750

 3  2  2

Sold Price

^{RS} **\$590,000** Sold Date **23-Oct-23**

Distance **0.37km**



2 GIRRAWEE STREET WOLLERT VIC 3750

 3  2  2

Sold Price

^{RS} **\$660,000** Sold Date **20-Oct-23**

Distance **0.63km**



1 BUTCHART PASSAGE WOLLERT VIC 3750

 3  2  2

Sold Price

^{RS} **\$676,000** Sold Date **29-Jul-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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