

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

18 Picardy Way Wollert VIC 3750

Indicative selling price

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

Single Price

or range
between

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2019

to

30 Sep 2020

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

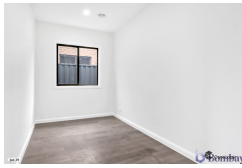
169 Jardin Road Wollert VIC 3750	\$665,000	28-Jan-20
23 Amherst Street Wollert VIC 3750	\$648,200	11-Nov-19
22 Ashline Street Wollert VIC 3750	\$649,900	08-Oct-19

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: 07 October 2020

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169 Jardin Road Wollert VIC 3750

Sold Price

\$665,000

Sold Date

28-Jan-20

4 3 2

Distance

0.21km



23 Amherst Street Wollert VIC 3750

Sold Price

\$648,200

Sold Date

11-Nov-19

4 2 2

Distance

0.58km



22 Ashline Street Wollert VIC 3750

Sold Price

\$649,900

Sold Date

08-Oct-19

4 2 2

Distance

2.33km



18 Ashline Street Wollert VIC 3750

Sold Price

\$664,900

Sold Date

28-Nov-19

4 2 2

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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