



The Realest
Estate.

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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

45 Pine Park Drive, Wollert Vic 3750

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$605,000

House

X

Unit

Suburb Wollert

Period - From 01/10/2017

to

30/09/2018

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	41 Pine Park Dr WOLLERT 3750	\$717,500	02/05/2018
2	36 Allendale Av WOLLERT 3750	\$702,000	17/06/2018
3	32 Pine Park Dr WOLLERT 3750	\$672,500	19/06/2018

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.



Rooms:

Property Type: Land

Agent Comments

Comparable Properties

41 Pine Park Dr WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$717,500

Method: Private Sale

Date: 02/05/2018

Rooms: -

Property Type: House

Land Size: 512 sqm approx

36 Allendale Av WOLLERT 3750 (VG)

Agent Comments



Price: \$702,000

Method: Sale

Date: 17/06/2018

Rooms: -

Property Type: House (New - Detached)

Land Size: 471 sqm approx



32 Pine Park Dr WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$672,500

Method: Private Sale

Date: 19/06/2018

Rooms: -

Property Type: House

Land Size: 450 sqm approx