

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

7 SOHO CRESCENT 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 Price &  
between

\$499,000

\$530,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price \$682,200 Property type House Suburb Wollert

Period-from 22 Aug 2023 to 26 Feb 2024 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
10 SKYE WALK WOLLERT VIC 3750	\$505,000	02-Oct-23
32 MACEDON PARADE WOLLERT VIC 3750	\$550,000	24-Jan-24
4 WONGUNGARRA WALK WOLLERT VIC 3750	\$550,000	10-Dec-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 February 2024



### 10 SKYE WALK WOLLERT VIC 3750

 3  2  2

Sold Price **\$505,000** Sold Date **02-Oct-23**

Distance **0.5km**



### 32 MACEDON PARADE WOLLERT VIC 3750

 3  2  2

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **24-Jan-24**

Distance **0.83km**



### 4 WONGUNGARRA WALK WOLLERT VIC 3750

 3  2  2

Sold Price **\$550,000** Sold Date **10-Dec-23**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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