

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

46 Muzzlewood Way, Wollert Vic 3750

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$584,900

Property Type

House

Suburb

Wollert

Period - From

26/06/2019

to

25/06/2020

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	8 Bloom Cr WOLLERT 3750	\$740,000	11/02/2020
2	30 Bloom Cr WOLLERT 3750	\$710,500	30/03/2020
3	20 Joyfields PI WOLLERT 3750	\$685,000	29/02/2020

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:

26/06/2020 17:27



 4  2  2

Property Type: House
Land Size: 478 sqm approx
Agent Comments

Indicative Selling Price

\$699,000

Median House Price

26/06/2019 - 25/06/2020: \$584,900

Comparable Properties

8 Bloom Cr WOLLERT 3750 (REI)

Agent Comments

 4  2  2

Price: \$740,000
Method: Private Sale
Date: 11/02/2020
Property Type: House (Res)
Land Size: 512 sqm approx

30 Bloom Cr WOLLERT 3750 (REI/VG)

Agent Comments

 4  2  2

Price: \$710,500
Method: Private Sale
Date: 30/03/2020
Property Type: House (Res)
Land Size: 512 sqm approx

20 Joyfields PI WOLLERT 3750 (REI/VG)

Agent Comments

 4  2  2

Price: \$685,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 511 sqm approx