

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

4 WANDO WALK 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,950

Property type

House

Suburb

Wollert

Period-from

01 Sep 2023

to

31 Aug 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

2 SOHO CRESCENT WOLLERT VIC 3750

\$553,000

28-Mar-24

2C PEREASE ROAD WOLLERT VIC 3750

\$555,000

17-Jul-24

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: 22 September 2024



2 SOHO CRESCENT WOLLERT VIC 3750

Sold Price

\$553,000

Sold Date

28-Mar-24



3



2



2

Distance

0.67km



2C PEREASE ROAD WOLLERT VIC 3750

Sold Price

^{RS}**\$555,000**

Sold Date

17-Jul-24



3



2



1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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