

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

10 Branhholme Street, Wollert Vic 3750

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$552,000

Property Type House

Suburb Wollert

Period - From 01/04/2020

to

30/06/2020

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	27 Kanangra Tce WOLLERT 3750	\$618,000	02/08/2020
2	6 Evolve Esp WOLLERT 3750	\$587,000	20/07/2020
3	28 Vintage Av WOLLERT 3750	\$530,000	10/08/2020

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:

16/09/2020 10:44



 4  2  2

Property Type: House

Land Size: 498 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median House Price

June quarter 2020: \$552,000

Comparable Properties

27 Kanangra Tce WOLLERT 3750 (REI)

Agent Comments

 4  2  2

Price: \$618,000

Method: Private Sale

Date: 02/08/2020

Property Type: House (Res)

6 Evolve Esp WOLLERT 3750 (VG)

Agent Comments

 4  -  -

Price: \$587,000

Method: Sale

Date: 20/07/2020

Property Type: House (Res)

Land Size: 447 sqm approx

28 Vintage Av WOLLERT 3750 (REI)

Agent Comments

 4  2  2

Price: \$530,000

Method: Private Sale

Date: 10/08/2020

Property Type: House

Land Size: 336 sqm approx