

# 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 Braxholme Street, Wollert Vic 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



**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**



**Price:** \$618,000  
**Method:** Private Sale  
**Date:** 02/08/2020  
**Property Type:** House (Res)

**6 Evolve Esp WOLLERT 3750 (VG)**

**Agent Comments**



**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**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 10/08/2020  
**Property Type:** House  
**Land Size:** 336 sqm approx