

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

14 Wiseman 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

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,500

Property type

Unit

Suburb

Wollert

Period-from

01 Oct 2018

to

30 Sep 2019

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

5/78 Saltlake Boulevard Wollert VIC 3750	\$449,500	03-Aug-19
4/78 Saltlake Boulevard Wollert VIC 3750	\$450,000	06-Sep-19
16/78 Saltlake Boulevard Wollert VIC 3750	\$460,000	07-Sep-19

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: 30 October 2019


**5/78 Saltlake Boulevard Wollert
VIC 3750**
 3  2  2

Sold Price

\$449,500

Sold Date

03-Aug-19

Distance

1.97km

**4/78 Saltlake Boulevard Wollert
VIC 3750**
 3  2  2

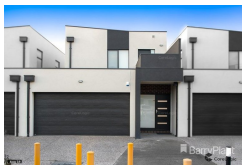
Sold Price

\$450,000

Sold Date

06-Sep-19

Distance

1.98km

**16/78 Saltlake Boulevard Wollert
VIC 3750**
 3  2  2

Sold Price

\$460,000

Sold Date

07-Sep-19

Distance

1.99km
RS = Recent sale

UN = Undisclosed Sale

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