

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

3 Preseli Court, Wollert Vic 3750

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price

Median price \$329,900

Property Type Vacant land

Suburb Wollert

Period - From 16/11/2019

to

15/11/2020

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	24 Wayside Av WOLLERT 3750	\$466,500	21/08/2020
2	7 Gabbro Way WOLLERT 3750	\$439,000	22/06/2020
3	4 Gabbro Way WOLLERT 3750	\$429,000	07/08/2020

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:

16/11/2020 10:08



Property Type: Land (Res)
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median Land Price

16/11/2019 - 15/11/2020: \$329,900

Comparable Properties

24 Wayside Av WOLLERT 3750 (VG)

Agent Comments



Price: \$466,500
Method: Sale
Date: 21/08/2020
Property Type: Land
Land Size: 523 sqm approx

7 Gabbro Way WOLLERT 3750 (VG)

Agent Comments



Price: \$439,000
Method: Sale
Date: 22/06/2020
Property Type: Land
Land Size: 534 sqm approx

4 Gabbro Way WOLLERT 3750 (VG)

Agent Comments



Price: \$429,000
Method: Sale
Date: 07/08/2020
Property Type: Land
Land Size: 522 sqm approx