

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 9/119 Saltlake Boulevard, Wollert Vic 3750

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$593,500 House X Unit Suburb Wollert

Period - From 01/10/2017 to 31/12/2017 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 17 Raven Wlk EPPING 3076	\$565,000	11/09/2017
2 17 Champions Pde WOLLERT 3750	\$478,000	07/10/2017
3 17 Amphion St EPPING 3076	\$450,100	21/12/2017

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$485,000
Median House Price
 December quarter 2017: \$593,500

Comparable Properties



17 Raven Wlk EPPING 3076 (REI/VG)

Agent Comments



Price: \$565,000
Method: Sold Before Auction
Date: 11/09/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 288 sqm approx



17 Champions Pde WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$478,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 162 sqm approx



17 Amphion St EPPING 3076 (REI/VG)

Agent Comments



Price: \$450,100
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: Townhouse (Single)
Land Size: 195 sqm approx