

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	9/119 Saltlake Boulevard, Wollert Vic 3750
Including suburb and	
postcode	

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	Hou	se X	Unit		Suburb	Wollert
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

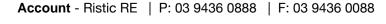
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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Rooms: **Property Type: Agent Comments**

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

Comparable Properties



17 Raven Wik EPPING 3076 (REI/VG)





Price: \$565,000

Method: Sold Before Auction

Date: 11/09/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 288 sqm approx

Agent Comments

Agent Comments



17 Champions Pde WOLLERT 3750 (REI/VG)

-3







Price: \$478,000 Method: Auction Sale Date: 07/10/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 162 sqm approx

Agent Comments



17 Amphion St EPPING 3076 (REI/VG)

=3







Price: \$450,100 Method: Private Sale Date: 21/12/2017

Rooms: -

Property Type: Townhouse (Single) Land Size: 195 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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