

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

ADDRESS AVAILABLE ON REQUEST - 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Wollert

Period-from

01 Apr 2022

to

31 Mar 2023

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

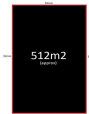
45 RAMORNIE LOOP WOLLERT VIC 3750	\$520,000	21-Apr-23
44 VOYAGER DRIVE WOLLERT VIC 3750	\$550,000	24-Jun-22
71 JARDIN ROAD WOLLERT VIC 3750	\$515,000	20-Apr-22

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: 26 April 2023

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	45 RAMORNIE LOOP WOLLERT VIC 3750  -  -  -	Sold Price ^{RS} \$520,000	Sold Date 21-Apr-23
		Distance 0.76km	
	44 VOYAGER DRIVE WOLLERT VIC 3750  -  -  -	Sold Price \$550,000	Sold Date 24-Jun-22
		Distance 1.59km	
	71 JARDIN ROAD WOLLERT VIC 3750  4  2  -	Sold Price \$515,000	Sold Date 20-Apr-22
		Distance 1.39km	

RS = Recent sale

UN = Undisclosed Sale

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