

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

19 Shani Road, Wollert Vic 3750

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$722,000

Property Type House

Suburb Wollert

Period - From 01/10/2023

to 31/12/2023

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	26 Anglesea Dr WOLLERT 3750	\$722,000	12/10/2023
2	14 Abbotsley Rd WOLLERT 3750	\$721,000	23/09/2023
3	9 Amherst St WOLLERT 3750	\$710,000	17/02/2024

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:

07/03/2024 10:58

19 Shani Road, Wollert Vic 3750

McGrath

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

Indicative Selling Price

\$680,000 - \$748,000

Median House Price

December quarter 2023: \$722,000



 4  2  2

Property Type: House

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



26 Anglesea Dr WOLLERT 3750 (REI/VG)

Agent Comments

 4  2  2

Price: \$722,000

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 362 sqm approx



14 Abbotsley Rd WOLLERT 3750 (REI/VG)

Agent Comments

 4  2  2

Price: \$721,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 464 sqm approx



9 Amherst St WOLLERT 3750 (REI)

Agent Comments

 4  2  2

Price: \$710,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 357 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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