

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

30 STOKE CIRCUIT WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single
between

Price &

\$550,000

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

09Jan 2024

to

11 Jul 2024

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

34 SALLYBANK CRESCENT WOLLERT VIC 3750

\$585,000

27-May-24

12 GUNTHER WAY WOLLERT VIC 3750

\$605,000

12-Feb-24

8 BRANXHOLME STREET WOLLERT VIC 3750

\$600,000

09-Mar-24

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: 11 July 2024



**34 SALLYBANK CRESCENT
WOLLERT VIC 3750**

3 2 1

Sold Price **\$585,000** Sold Date **27-May-24**

Distance **0.77km**



**12 GUNTHER WAY WOLLERT VIC
3750**

3 2 2

Sold Price **\$605,000** Sold Date **12-Feb-24**

Distance **1.07km**



**8 BRANXHOLME STREET
WOLLERT VIC 3750**

3 2 2

Sold Price **\$600,000** Sold Date **09-Mar-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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