

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

5 BANJO CLOSE 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 &amp;

\$729,000

\$759,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

13 Oct 2022

to

13 Apr 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

31 CLAVELL CRESCENT WOLLERT VIC 3750

\$751,000

21-Mar-23

39 CHETWYND GROVE WOLLERT VIC 3750

\$715,000

12-Mar-23

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: 13 April 2023



31 CLAVELL CRESCENT WOLLERT VIC 3750

4 2 2

RS \$751,000 Sold Date 21-Mar-23

Distance 1.74km



39 CHETWYND GROVE WOLLERT VIC 3750

4 2 2

RS UN - Sold Date 12-Mar-23

Distance 1.81km

RS = Recent sale

UN = Undisclosed Sale

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