

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

100 THE PARADE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,000

Property type

Land

Suburb

Wollert

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 EYNESBURY VIEW WOLLERT VIC 3750	575000	23-Dec-21
28 BRUNNING RISE WOLLERT VIC 3750	602000	07-Feb-22
12 LAURADAN WAY WOLLERT VIC 3750	550000	03-Sep-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 17 May 2022



45 EYNESBURY VIEW WOLLERT VIC 3750

Sold Price **575000** Sold Date **23-Dec-21**

3 2 1

Distance -



28 BRUNNING RISE WOLLERT VIC 3750

Sold Price **602000** Sold Date **07-Feb-22**

3 2 2

Distance -



12 LAURADAN WAY WOLLERT VIC 3750

Sold Price **550000** Sold Date **03-Sep-19**

4 2 2

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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