

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

31 BALTRUM DRIVE 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Wollert

Period-from

01 Jul 2023

to

30 Jun 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

12 JUMBUCK CIRCUIT WOLLERT VIC 3750	\$370,000	01-May-24
17 MATILDA AVENUE WOLLERT VIC 3750	\$350,000	01-May-24
15 SWAGMAN WALK WOLLERT VIC 3750	\$364,000	21-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: 07 July 2024



12 JUMBUCK CIRCUIT WOLLERT VIC 3750

2 1 1

Sold Price

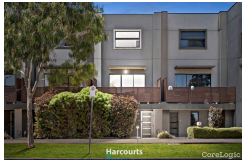
\$370,000

Sold Date

01-May-24

Distance

0.03km



17 MATILDA AVENUE WOLLERT VIC 3750

2 1 1

Sold Price

\$350,000

Sold Date

01-May-24

Distance

0.04km



15 SWAGMAN WALK WOLLERT VIC 3750

2 1 1

Sold Price

\$364,000

Sold Date

21-Mar-24

Distance

0.06km



23 MATILDA AVENUE WOLLERT VIC 3750

2 1 1

Sold Price

\$390,000

Sold Date

23-Apr-24

Distance

0.07km



35 MATILDA AVENUE WOLLERT VIC 3750

2 1 1

Sold Price

\$380,000

Sold Date

30-May-24

Distance

0.1km



5 SWAGMAN WALK WOLLERT VIC 3750

2 1 1

Sold Price

\$372,000

Sold Date

27-Mar-24

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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