

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

27 Daydream Place, Wollert Vic 3750

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price

Median price \$377,300

Property Type Unit

Suburb Wollert

Period - From 01/07/2020

to 30/09/2020

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	25 Daydream PI WOLLERT 3750	\$430,000	23/06/2020
2	4/90 Saltlake Blvd WOLLERT 3750	\$421,000	04/07/2020
3	14 Daydream PI WOLLERT 3750	\$420,000	25/05/2020

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:

15/10/2020 11:15

 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

September quarter 2020: \$377,300

Comparable Properties

25 Daydream PI WOLLERT 3750 (VG)

Agent Comments

 3  -  -

Price: \$430,000

Method: Sale

Date: 23/06/2020

Property Type: Flat/Unit/Apartment (Res)



4/90 Saltlake Blvd WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  1

Price: \$421,000

Method: Auction Sale

Date: 04/07/2020

Property Type: Townhouse (Res)



14 Daydream PI WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  1

Price: \$420,000

Method: Private Sale

Date: 25/05/2020

Property Type: Townhouse (Res)