

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

1 BUTCHART PASSAGE WOLLERT VIC 3750

Address  
Including suburb and postcode

### Indicative selling price

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

or range  
Single Price &  
between

	\$550,000	\$600,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$710,000	Property type	House	Suburb	Wollert
Period-from	04 Jan2023	to	04 Jul 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
2 RICHHAVEN PLACE EPPING VIC 3076	\$575,000	01-Jul-23
54 VEARINGS ROAD WOLLERT VIC 3750	\$565,000	24-Jan-23
18 DAYDREAM PLACE WOLLERT VIC 3750	\$600,000	08-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: 04 July 2023



**2 RICHHAVEN PLACE EPPING VIC 3076**

3 2 1

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date

**01-Jul-23**

Distance

**1.7km**



**54 VEARINGS ROAD WOLLERT VIC 3750**

3 2 2

Sold Price

**\$565,000**

Sold Date

**24-Jan-23**

Distance

**2km**



**18 DAYDREAM PLACE WOLLERT VIC 3750**

4 2 1

Sold Price

**\$600,000**

Sold Date

**08-Mar-23**

Distance

**1.67km**

RS = Recent sale

UN = Undisclosed Sale

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