

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

12 Sheba Way, Wollert Vic 3750

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Wollert

Period - From 01/04/2022

to 31/03/2023

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	2 Skye Wlk WOLLERT 3750	\$490,000	31/01/2023
2	34 Skye Wlk WOLLERT 3750	\$487,000	31/01/2023
3	1057 Edgars Rd WOLLERT 3750	\$465,000	22/04/2023

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:

29/06/2023 09:52



 3  2  2

Property Type: Townhouse
(Single)
Land Size: 130 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending March 2023: \$485,000

Comparable Properties



2 Skye Wlk WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  2

Price: \$490,000
Method: Private Sale
Date: 31/01/2023
Property Type: Townhouse (Single)



34 Skye Wlk WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  2

Price: \$487,000
Method: Private Sale
Date: 31/01/2023
Property Type: Townhouse (Single)



1057 Edgars Rd WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  2

Price: \$465,000
Method: Private Sale
Date: 22/04/2023
Property Type: Townhouse (Res)

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