

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

9 DAVIS CIRCUIT 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2023

to

30 Sep 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

14 PLUNKETT STREET WOLLERT VIC 3750	\$650,000	26-Jul-24
4 MAWBEY WAY WOLLERT VIC 3750	\$652,500	31-Jul-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: 21 October 2024



14 PLUNKETT STREET WOLLERT VIC 3750

 4  2  2

Sold Price **\$650,000** Sold Date **26-Jul-24**

Distance **0.1km**



4 MAWBEY WAY WOLLERT VIC 3750

 4  2  2

Sold Price ^{RS} **\$652,500** Sold Date **31-Jul-24**

Distance **2.04km**

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

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