

## 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

6 MONVIDA STREET WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 Jun 2022

to

31 May 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 48 BARRHILL BOULEVARD WOLLERT VIC 3750 | \$670,000 | 18-Mar-23 |
| 13 BAUME STREET WOLLERT VIC 3750       | \$670,000 | 12-Apr-23 |
| 15 GUNTHER WAY WOLLERT VIC 3750        | \$690,000 | 20-Feb-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: 19 June 2023



**48 BARRHILL BOULEVARD  
WOLLERT VIC 3750**

 4  2  2

Sold Price **\$670,000** Sold Date **18-Mar-23**

Distance **1.36km**



**13 BAUME STREET WOLLERT VIC  
3750**

 4  2  2

Sold Price Sold Date **12-Apr-23**

Distance **1.27km**



**15 GUNTHER WAY WOLLERT VIC  
3750**

 4  2  2

Sold Price **\$690,000** Sold Date **20-Feb-23**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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