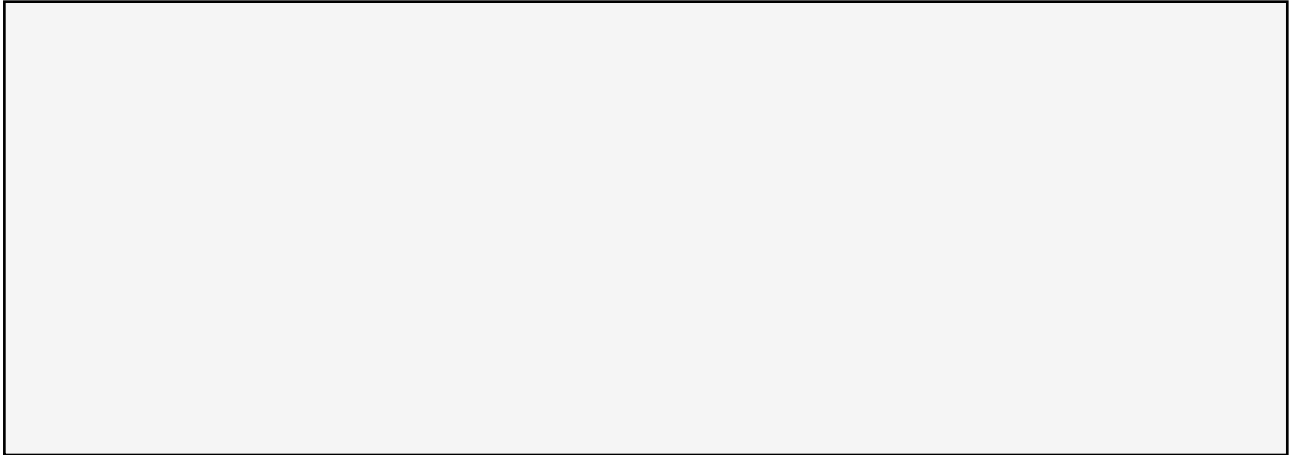


# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



### Property offered for sale

Address  
Including suburb and  
postcode

4 SUNNYHILL WALK, WOLLERT, VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$565,000 to \$595,000

### Median sale price

Median price \$691,750

Property type

House

Suburb

WOLLERT

Period

01 October 2023 to 30 September 2024

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

9 BRONX WALK, WOLLERT, VIC 3750	\$550,000	17/09/2024
2 QUINEY WALK, WOLLERT, VIC 3750	\$590,900	14/07/2024
1 HAWA AVE, WOLLERT, VIC 3750	*\$580,000	19/10/2024

This Statement of Information was prepared on:

16/12/2024