

## 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

19 BIANCA 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

\$760,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2022

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 3 BRASS LOOP WOLLERT VIC 3750       | \$760,000 | 20-May-23 |
| 8 LOCHINVER STREET WOLLERT VIC 3750 | \$755,000 | 08-Sep-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: 30 October 2023



### 3 BRASS LOOP WOLLERT VIC 3750

 3
  2
  2

Sold Price

<sup>RS</sup> **\$760,000** Sold Date **20-May-23**

Distance **0.88km**


### 8 LOCHINVER STREET WOLLERT VIC 3750

 3
  2
  2

Sold Price

<sup>RS</sup> **\$755,000** <sup>UN</sup> Sold Date **08-Sep-23**

Distance **1.83km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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