

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

23 Springbank Road, Wollert Vic 3750

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$572,000

Property Type

House

Suburb

Wollert

Period - From

01/10/2019

to

31/12/2019

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	6 Bambi St WOLLERT 3750	\$592,000	23/01/2020
2	67 Springbank Rd WOLLERT 3750	\$570,000	03/02/2020
3	1 Ludeman Dr WOLLERT 3750	\$540,500	16/01/2020

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:

01/04/2020 11:08



Property Type: Land

Land Size: 349 sqm approx

Agent Comments

Comparable Properties

6 Bambi St WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$592,000

Method: Private Sale

Date: 23/01/2020

Property Type: House (Res)

Land Size: 350 sqm approx



67 Springbank Rd WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 03/02/2020

Property Type: House (Res)

Land Size: 312 sqm approx

1 Ludeman Dr WOLLERT 3750 (VG)

Agent Comments



Price: \$540,500

Method: Sale

Date: 16/01/2020

Property Type: House (Res)

Land Size: 386 sqm approx