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	e \$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.

Add	dress 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



Harcourts Rata & Co

Springbank Rd CROOLEY IMAGERY 2020) CHESK / AIRQUIS, MAKAF TECHNOLOGIES



Property Type: Land **Land Size:** 349 sqm approx Agent Comments Mario Tucci 9465 7766 0423 241 974 mario.tucci@harcourts.com.au

Indicative Selling Price \$550,000 Median House Price December quarter 2019: \$572,000

Comparable Properties

6 Bambi St WOLLERT 3750 (REI/VG)



Price: \$592,000 Method: Private Sale Date: 23/01/2020 Property Type: House (Res) Land Size: 350 sqm approx Agent Comments

67 Springbank Rd WOLLERT 3750 (REI/VG)

Agent Comments

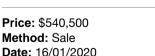


Price: \$570,000 Method: Private Sale Date: 03/02/2020 Property Type: House (Res) Land Size: 312 sqm approx

1 Ludeman Dr WOLLERT 3750 (VG)

🛏 4 🖕 - 🋱 -

Agent Comments



Method: Sale Date: 16/01/2020 Property Type: House (Res) Land Size: 386 sqm approx

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.