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

32 Chase Avenue, Wollert Vic 3750

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$690,000		&		\$715,000			
Median sale p	rice							
Median price	\$700,000	Pro	operty Type	Hou	ISE		Suburb	Wollert
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	27 Lavelle PI WOLLERT 3750	\$714,200	08/07/2023
2	14 Merlot Rd WOLLERT 3750	\$705,000	08/07/2023
3	8 Deau Av WOLLERT 3750	\$701,000	06/07/2023

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:

11/10/2023 09:26









Rooms: 7 Property Type: House Agent Comments Indicative Selling Price \$690,000 - \$715,000 Median House Price June quarter 2023: \$700,000

Comparable Properties



27 Lavelle PI WOLLERT 3750 (REI/VG)



Price: \$714,200 Method: Auction Sale Date: 08/07/2023 Property Type: House (Res) Land Size: 400 sqm approx Agent Comments

14 Merlot Rd WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$705,000 Method: Auction Sale Date: 08/07/2023 Property Type: House (Res) Land Size: 350 sqm approx



8 Deau Av WOLLERT 3750 (REI/VG)

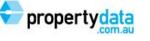


Agent Comments

Price: \$701,000 Method: Auction Sale Date: 06/07/2023 Property Type: House (Res) Land Size: 350 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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