

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 consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$715,000

Median sale price

Median price \$700,000

Property Type House

Suburb Wollert

Period - From 01/04/2023

to

30/06/2023

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	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



 4  2  2

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)

Agent Comments

 4  2  2

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

14 Merlot Rd WOLLERT 3750 (REI/VG)

Agent Comments

 4  2  2

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

 4  2  2

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

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