



## Statement Of Information

Sections 47AF of the Estate Agents Act 1980

### 8 Waterhole Avenue, Wollert VIC 3750

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price  or range between \$759,000 & \$799,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$730,000 \*House ☒ \*unit ☐ Suburb or locality Wollert  
Period - From May to Sept Source REA

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 33 HILDERSTONE AVENUE WOLLERT VIC 3750	\$ 765,000	15/06/2022
2 7 Lavelle Place, Wollert VIC 3750	\$ 755,000	05/09/2022
3 36 Shale Way, Wollert VIC 3750	\$ 770,000	19/08/2022

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\*.~~

Or

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~

(\*Delete as applicable)