

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

658 Preveli Way, Wollert Vic 3750

Indicative selling price

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

Range between \$330,000

&

\$363,000

Median sale price

Median price \$320,000

Property Type Vacant land

Suburb Wollert

Period - From 23/09/2019

to

22/09/2020

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	20 Manorwood Cr WOLLERT 3750	\$370,000	30/06/2020
2	4 Stonecutter Cr WOLLERT 3750	\$350,000	30/06/2020
3	20 Banjo Cl WOLLERT 3750	\$340,200	04/07/2020

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:

23/09/2020 10:52



Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$363,000
Median Land Price
23/09/2019 - 22/09/2020: \$320,000

Comparable Properties

20 Manorwood Cr WOLLERT 3750 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 30/06/2020
Property Type: Land
Land Size: 448 sqm approx

4 Stonecutter Cr WOLLERT 3750 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 30/06/2020
Property Type: Land
Land Size: 400 sqm approx

20 Banjo CI WOLLERT 3750 (VG)

Agent Comments



Price: \$340,200
Method: Sale
Date: 04/07/2020
Property Type: Land
Land Size: 420 sqm approx