

# 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

7/48 Evolve Esplanade, Wollert Vic 3750

### Indicative selling price

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

Range between \$430,000

&

\$470,000

### Median sale price

Median price \$489,750

Property Type Unit

Suburb Wollert

Period - From 01/01/2025

to

31/03/2025

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 | 2/48 Evolve Esp WOLLERT 3750   | \$470,000 | 14/02/2025   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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:

24/04/2025 19:16



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

March quarter 2025: \$489,750

## Comparable Properties



2/48 Evolve Esp WOLLERT 3750 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 14/02/2025

Property Type: Unit

Land Size: 152 sqm approx

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.