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

1/90 Saltlake Boulevard, Wollert Vic 3750

Indicative selling price

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

Range between $460,000 & $495,000

Median sale price

| Median price | $566,000 | Property Type | House | Suburb | Wollert |

| Period - From | 01/10/2019 | to | 30/09/2020 | 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	35 Saltlake Blvd WOLLERT 3750	$491,000	29/06/2020
2	3 Moss Rd WOLLERT 3750	$489,900	29/06/2020
3	15/78 Saltlake Blvd WOLLERT 3750	$470,000	28/07/2020

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: 16/12/2020 15:31

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$460,000 - $495,000
Median House Price
Year ending September 2020: $566,000

Comparable Properties

35 Saltlake Blvd WOLLERT 3750 (VG)

3 **-** **-**

Price: $491,000
Method: Sale
Date: 29/06/2020
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments

3 Moss Rd WOLLERT 3750 (VG)

3 **-** **-**

Price: $489,900
Method: Sale
Date: 29/06/2020
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

15/78 Saltlake Blvd WOLLERT 3750 (VG)

3 **-** **-**

Price: $470,000
Method: Sale
Date: 28/07/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments