

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 835 - 390 Vearings Road, Wollert, 3750

Indicative selling price

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

Single price \$ 227,500

or range between

&

Median sale price

Median price \$ 261,000

Property type

Vacant Land

Suburb

Wollert

Period - From

1/07/2019

to

1/09/2019

Source

Oliver Hume Research

Comparable property sales

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 Lot 643 - Preveli Way, Wollert, 3750	\$ 269,900	29/10/2019
2 Lot 803 - Blunsdon Road, Wollert, 3750	\$ 282,000	15/07/2019
3 Lot 923 - Vearings Road, Wollert, 3750	\$ 286,000	23/06/2019

This Statement of Information was prepared on:

05 Dec 2019