Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 17 Potter Street, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$475,000								
Median sale price									
Median price	\$540,000	Property Type House			Suburb	Wollert			
Period - From	01/01/2020	to	31/03/2020	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.

Ade	dress of comparable property	Price	Date of sale
1	6 Fenix Way WOLLERT 3750	\$485,000	07/03/2020
2	15 Bambra Way WOLLERT 3750	\$438,000	06/05/2020
3	11 Elmhurst Rd WOLLERT 3750	\$420,000	22/02/2020

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:

15/06/2020 09:42









Property Type: House (Res) Land Size: 237 sqm approx Agent Comments Indicative Selling Price \$475,000 Median House Price March quarter 2020: \$540,000

Comparable Properties



15 Bambra Way WOLLERT 3750 (REI)

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Price: \$485,000 Method: Sale Date: 07/03/2020 Property Type: House (Res) Land Size: 293 sqm approx Agent Comments

Agent Comments

Price: \$438,000

Method: Private Sale Date: 06/05/2020 Rooms: 4 Property Type: House

11 Elmhurst Rd WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$420,000 Method: Auction Sale Date: 22/02/2020 Property Type: House Land Size: 212 sqm approx

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.