Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$490,000 & \$520,000	Range between	\$490,000	&	\$520,000
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Median sale price

Median price	\$566,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	19 Stonrise St WOLLERT 3750	\$525,000	11/05/2020
2	15 Clerkenwell St WOLLERT 3750	\$520,000	06/07/2020
3	3 Rotie St WOLLERT 3750	\$500,000	04/07/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

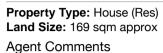
This Statement of Information was prepared on:	12/10/2020 15:37











Indicative Selling Price \$490,000 - \$520,000 Median House Price Year ending September 2020: \$566,000

Comparable Properties

19 Stonrise St WOLLERT 3750 (REI/VG)

└─ 3 **└─** 2 **₡**

Price: \$525,000 Method: Private Sale Date: 11/05/2020

Property Type: House (Res) Land Size: 283 sqm approx Agent Comments

15 Clerkenwell St WOLLERT 3750 (REI/VG)

🗀 3 **-** 2 🛱

Price: \$520,000 Method: Private Sale Date: 06/07/2020

Property Type: House (Res) **Land Size:** 275 sqm approx

Agent Comments

3 Rotie St WOLLERT 3750 (REI/VG)

1 3 **1** 2 **2** 2

Price: \$500,000 Method: Private Sale Date: 04/07/2020

Property Type: House (Res) Land Size: 262 sqm approx Agent Comments

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