

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

4 PEREASE ROAD WOLLERT VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

House

Suburb

Wollert

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

4 EDENVALE BOULEVARD WOLLERT VIC 3750	\$650,000	02-Sep-24
17 GENESIS DRIVE EPPING VIC 3076	\$640,000	12-Oct-24
17 COBUNGRA GROVE WOLLERT VIC 3750	\$615,000	03-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 18 February 2025



4 EDENVALE BOULEVARD WOLLERT VIC 3750

3 2 2

Sold Price **\$650,000** Sold Date **02-Sep-24**

Distance **0.68km**



17 GENESIS DRIVE EPPING VIC 3076

3 2 2

Sold Price **\$640,000** Sold Date **12-Oct-24**

Distance **1.59km**



17 COBUNGRA GROVE WOLLERT VIC 3750

3 2 2

Sold Price ^{RS} **\$615,000** Sold Date **03-Jan-25**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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