### 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 8 De Rossi Boulevard, Wollert Vic 3750

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Single price	e \$525,000							
Median sale p	rice							
Median price	\$572,000	Pro	operty Type	Ηοι	ise		Suburb	Wollert
Period - From	01/10/2019	to	31/12/2019		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	27 Eynesbury Vw WOLLERT 3750	\$550,000	07/10/2019
2	6 Merlot Rd WOLLERT 3750	\$520,000	20/11/2019
3	38 Gammage Blvd EPPING 3076	\$515,000	30/11/2019

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:

28/01/2020 10:50



8 De Rossi Boulevard, Wollert Vic 3750

# Harcourts Rata & Co

Michael Cananzi 0413 857 837 michael.cananzi@rataandco.com.au





**Property Type:** House (Res) **Land Size:** 313 sqm approx Agent Comments Indicative Selling Price \$525,000 Median House Price December quarter 2019: \$572,000

## **Comparable Properties**

27 Eynesbury Vw WOLLERT 3750 (VG)	Agent Comments		
Price: \$550,000			
Method: Sale			
Date: 07/10/2019 Property Type: House (Res)			
Land Size: 355 sqm approx			
 6 Merlot Rd WOLLERT 3750 (REI)	Agent Comments		
<b>1 3 1 2 1 2</b> 2			
Price: \$520,000			
Method: Private Sale			
Date: 20/11/2019			
Property Type: House (Res)			
38 Gammage Blvd EPPING 3076 (REI)	Agent Comments		
3 2 2	C C		
Price: \$515,000			
Method: Auction Sale			
Date: 30/11/2019			
Property Type: House (Res) Land Size: 290 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.