

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 28 Barham Way, Wollert, VIC 3750

Indicative selling price

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

Price Range \$1,100,000 & \$1,200,000

Median sale price

Median price \$595,000 Property Type House Suburb Wollert (3750)

Period - From 20/08/2020 to 20/08/2021 Source Realestate.com

Comparable property sales

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	Price	Date of sale
32 BARHAM WAY, WOLLERT VIC 3750	\$1,060,000	14/06/2021
2 WYPERFELD WAY, WOLLERT VIC 3750	\$1,260,000	10/04/2021
17 EMPRESS AVENUE, WOLLERT VIC 3750	\$1,100,000	22/05/2021

This Statement of Information was prepared on: 14/09/2021