

## 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

23 CHAMPIONS PARADE WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$372,750

Property type

Land

Suburb

Wollert

Period-from

01 May 2021

to

30 Apr 2022

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

19 CHAMPIONS PARADE WOLLERT VIC 3750	\$560,000	21-Feb-22
11 BIRCHMORE ROAD WOLLERT VIC 3750	\$540,000	22-Nov-21
2/82 HIGHPARK DRIVE WOLLERT VIC 3750	\$577,000	22-Jan-22

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.~~

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**19 CHAMPIONS PARADE WOLLERT VIC 3750** Sold Price **\$560,000** Sold Date **21-Feb-22**

 3  2  2 Distance **0.02km**




**11 BIRCHMORE ROAD WOLLERT VIC 3750** Sold Price **\$540,000** Sold Date **22-Nov-21**

 3  2  2 Distance **1.47km**



**2/82 HIGHPARK DRIVE WOLLERT VIC 3750** Sold Price **\$577,000** Sold Date **22-Jan-22**

 3  2  2 Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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