

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

63 Springbank Road, Wollert Vic 3750

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$572,000 Property Type House Suburb Wollert

Period - From 01/10/2019 to 31/12/2019 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 | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 12 Hillerman Rd WOLLERT 3750 | \$590,000 | 14/11/2019 |
| 2 | 25 Fulham Way WOLLERT 3750 | \$572,000 | 19/11/2019 |
| 3 | 6 Bangalay Rise WOLLERT 3750 | \$567,000 | 05/10/2019 |

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:

12/02/2020 14:05



Property Type: Land (Res)
Land Size: 312.5 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$570,000
Median House Price
December quarter 2019: \$572,000

Comparable Properties



12 Hillerman Rd WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 14/11/2019
Rooms: 5
Property Type: House
Land Size: 391 sqm approx



25 Fulham Way WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$572,000
Method: Private Sale
Date: 19/11/2019
Rooms: 5
Property Type: House
Land Size: 427 sqm approx



6 Bangalay Rise WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$567,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 448 sqm approx