

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

1/78 SALT LAKE BOULEVARD 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

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Wollert

Period-from

01 Jun 2023

to

31 May 2024

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

4/78 SALT LAKE BOULEVARD WOLLERT VIC 3750	\$529,500	12-Jan-24
15 DAYDREAM PLACE WOLLERT VIC 3750	\$450,000	24-Jan-24
14 BACCHUS DRIVE EPPING VIC 3076	\$550,000	30-Apr-24

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: 14 June 2024



**4/78 SALT LAKE BOULEVARD
WOLLERT VIC 3750**

 3  2  2

Sold Price

\$529,500

Sold Date

12-Jan-24

Distance

0.02km



**15 DAYDREAM PLACE WOLLERT
VIC 3750**

 3  2  2

Sold Price

\$450,000

Sold Date

24-Jan-24

Distance

1.81km



**14 BACCHUS DRIVE EPPING VIC
3076**

 3  2  2

Sold Price

\$550,000

Sold Date

30-Apr-24

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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