

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

15 GUNTHER WAY 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,000

Property type

House

Suburb

Wollert

Period-from

01 Feb 2022

to

31 Jan 2023

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

5 BAUME STREET WOLLERT VIC 3750	\$670,000	14-Sep-22
14 CESIDIO DRIVE WOLLERT VIC 3750	\$680,000	07-Nov-22
24 MALLORCA DRIVE WOLLERT VIC 3750	\$665,000	28-Sep-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.

This Statement of Information was prepared on: 10 February 2023


5 BAUME STREET WOLLERT VIC 3750
 4  2  2

Sold Price

\$670,000

Sold Date

14-Sep-22

Distance

0.85km

14 CESIDIO DRIVE WOLLERT VIC 3750
 4  2  2

Sold Price

\$680,000

Sold Date

07-Nov-22

Distance

2.47km

24 MALLORCA DRIVE WOLLERT VIC 3750
 4  2  2

Sold Price

\$665,000

Sold Date

28-Sep-22

Distance

0.96km
RS = Recent sale

UN = Undisclosed Sale

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