

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 Florentino Street, Wollert Vic 3750

Indicative selling price

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

Range between \$380,000

&

\$410,000

Median sale price

Median price \$421,000

Property Type Unit

Suburb Wollert

Period - From 01/07/2020

to 30/06/2021

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	24 Chettam St EPPING 3076	\$426,000	29/07/2021
2	16 Garth Pl EPPING 3076	\$392,500	04/05/2021
3			

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:

20/09/2021 15:25



Property Type:
Divorce/Estate/Family Transfers
Land Size: 125 sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$410,000
Median Unit Price
Year ending June 2021: \$421,000

Comparable Properties

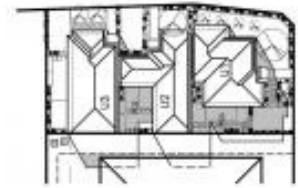


24 Chettam St EPPING 3076 (REI)

Agent Comments



Price: \$426,000
Method: Auction Sale
Date: 29/07/2021
Property Type: House (Res)
Land Size: 185 sqm approx



16 Garth Pl EPPING 3076 (VG)

Agent Comments



Price: \$392,500
Method: Sale
Date: 04/05/2021
Property Type: House (Res)
Land Size: 185 sqm approx

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.