

## 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

10 Vicarage Drive 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Wollert

Period-from

01 May 2019

to

30 Apr 2020

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 199 Saltlake Boulevard Wollert VIC 3750 | \$590,000 | 29-Oct-19 |
| 23 Gunther Way Wollert VIC 3750         | \$620,000 | 11-Jan-20 |
| 12 Hillerman Road Wollert VIC 3750      | \$590,000 | 11-Nov-19 |

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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Goldy Arora  
P 03 8457 8468  
M 0432662889  
E goldy@mannestateagents.com.au



**199 Saltlake Boulevard Wollert VIC 3750** Sold Price **\$590,000** Sold Date **29-Oct-19**  
Distance **0.46km**

4 2 2



**23 Gunther Way Wollert VIC 3750** Sold Price **\$620,000** Sold Date **11-Jan-20**  
Distance **0.81km**

4 2 2



**12 Hillerman Road Wollert VIC 3750** Sold Price **\$590,000** Sold Date **11-Nov-19**  
Distance **1.72km**

4 2 2



**40 Woodcrest Way Wollert VIC 3750** Sold Price **\$610,000** Sold Date **23-Oct-19**  
Distance **2.02km**

4 2 2



**86 De Rossi Boulevard Wollert VIC 3750** Sold Price **\$609,900** Sold Date **26-Sep-19**  
Distance **2.12km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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