

## 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

145 Jardin Road 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Wollert

Period-from

01 Aug 2019

to

31 Jul 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 9 Bethnal Avenue Wollert VIC 3750 | \$572,000 | 30-May-20 |
| 12 Merlot Road Wollert VIC 3750   | \$573,000 | 24-Feb-20 |
| 33 Budawang Way Wollert VIC 3750  | \$562,000 | 21-Apr-20 |

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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**9 Bethnal Avenue Wollert VIC 3750** Sold Price <sup>RS</sup> **\$572,000** Sold Date **30-May-20**

4 2 2

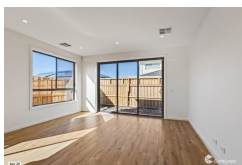
Distance **0.04km**



**12 Merlot Road Wollert VIC 3750** Sold Price **\$573,000** Sold Date **24-Feb-20**

4 2 2

Distance **0.66km**



**33 Budawang Way Wollert VIC 3750** Sold Price **\$562,000** Sold Date **21-Apr-20**

4 2 1

Distance **1.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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