

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

8 Westferry Avenue 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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2018

to

30 Sep 2019

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

11 Clerkenwell Street Wollert VIC 3750	-	25-Sep-19
16 Amherst Street Wollert VIC 3750	\$550,000	15-Jun-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.

This Statement of Information was prepared on: 10 October 2019



11 Clerkenwell Street Wollert VIC 3750

Sold Price

- Sold Date **25-Sep-19**

3 2 1

Distance **0.49km**



16 Amherst Street Wollert VIC 3750

Sold Price

\$550,000

Sold Date

15-Jun-19

4 2 2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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