

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

11 Mudstone Street 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,000

Property type

Land

Suburb

Wollert

Period-from

01 Jul 2019

to

30 Jun 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

3 Mumm Street Wollert VIC 3750	\$570,000	15-Apr-20
21 Pinot Crescent Wollert VIC 3750	\$565,000	15-Jun-20
10 Rotie Street Wollert VIC 3750	\$574,000	11-Jul-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.~~

This Statement of Information was prepared on: 24 July 2020

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3 Mumm Street Wollert VIC 3750

Sold Price

\$570,000

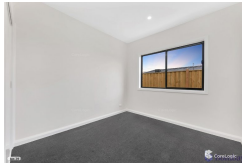
Sold Date

15-Apr-20

4 2 2

Distance

0.63km



21 Pinot Crescent Wollert VIC 3750

Sold Price

\$565,000^{UN}

Sold Date

15-Jun-20

4 2 2

Distance

0.83km



10 Rotie Street Wollert VIC 3750

Sold Price

\$574,000

Sold Date

11-Jul-20

4 2 2

Distance

0.9km



136 Jardin Road Wollert VIC 3750

Sold Price

\$578,000

Sold Date

04-Apr-20

4 2 2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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