

HOUSE Offered for Sale

48 Tesselaar Road Wollert VIC 3750

 3  2  2

Indicative Selling Price

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

Range between \$400,000 & \$440,000













Median Sale Price

\$596,000 Houses in Wollert between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.

	3 Cobena Street Epping VIC 3076	Sold Price	\$417,000	Sold Date	01-Mar-19
 3  1  1				Distance	1.42km
	11 Clavell Crescent Wollert VIC 3750	Sold Price	\$420,000	Sold Date	30-Mar-19
 3  2  1				Distance	1.3km
	32 Beresford Road Wollert VIC 3750	Sold Price	\$420,000	Sold Date	29-Mar-19
 3  1  1				Distance	1.83km

RS = Recent sale

UN = Undisclosed Sale

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STATEMENT OF INFORMATION

Prepared on 18 Jul 2019

Section 47AF of the Estate Agents Act 1980



13 Humffray Walk Wollert VIC 3750 Sold Price **\$435,000** Sold Date **16-May-19**

 3  2  2

Distance **1.11km**



11 Courances Walk Wollert VIC 3750 Sold Price ^{RS} **\$440,000** Sold Date **03-May-19**

 3  2  2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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