

## 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

19 GRAPHITE CRESCENT WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 4 AEOLIAN DRIVE WOLLERT VIC 3750    | \$760,000 | 22-Jul-23 |
| 5 EARLINGTON DRIVE WOLLERT VIC 3750 | \$747,000 | 21-Sep-23 |
|                                     |           |           |

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: 11 December 2023



## 4 AEOLIAN DRIVE WOLLERT VIC 3750

 4  2  2

Sold Price

**\$760,000**

Sold Date

**22-Jul-23**

Distance

**0.27km**



## 5 EARLINGTON DRIVE WOLLERT VIC 3750

 4  2  2

Sold Price

**\$747,000**

Sold Date

**21-Sep-23**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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