

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

4 FAIRHILL ROAD 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 Jun 2023

to

31 May 2024

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 DAVIS CIRCUIT WOLLERT VIC 3750	\$385,900	19-Apr-24
23 LIGHT STREET WOLLERT VIC 3750	\$400,000	02-Apr-24
85 WHITEBARK STREET WOLLERT VIC 3750	\$400,000	24-Feb-24

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 June 2024



4 DAVIS CIRCUIT WOLLERT VIC 3750

4 2 2

Sold Price

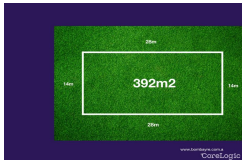
\$385,900

Sold Date

19-Apr-24

Distance

0.16km



23 LIGHT STREET WOLLERT VIC 3750

- - -

Sold Price

\$400,000

Sold Date

02-Apr-24

Distance

0.24km



85 WHITEBARK STREET WOLLERT VIC 3750

4 2 -

Sold Price

Sold Date

24-Feb-24

Distance

4.36km

RS = Recent sale

UN = Undisclosed Sale

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