

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

4 MOORABOOL GROVE WOLLERT VIC 3750

Address  
Including suburb and postcode

### Indicative selling price

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

or range  
Single Price &  
between

	\$650,000	\$670,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$682,200	Property type	House	Suburb	Wollert
Period-from	13 AUG 2023	to	13 FEB 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
11 BLUE HILL WAY WOLLERT VIC 3750	\$652,000	30-Jan-24
36 CHENIN STREET WOLLERT VIC 3750	\$670,000	12-Sep-23
10 AVIGNON STREET WOLLERT VIC 3750	\$660,000	20-Nov-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: 13 February 2024



**11 BLUE HILL WAY WOLLERT VIC 3750**

4 2 2

Sold Price

<sup>RS</sup> **\$652,000** Sold Date **30-Jan-24**

Distance **1.12km**



**36 CHENIN STREET WOLLERT VIC 3750**

4 2 1

Sold Price

**\$670,000** Sold Date **12-Sep-23**

Distance **1.87km**



**10 AVIGNON STREET WOLLERT VIC 3750**

4 2 2

Sold Price

**\$660,000** Sold Date **20-Nov-23**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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