

## 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

12 Treeton Drive Wollert VIC 3750

### 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)

Single Price

or range  
between

\$295,000

&

\$315,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 18 Meadow Lane Wollert VIC 3750      | \$300,000 | 06-Jul-20 |
| 18 Cricklade Street Wollert VIC 3750 | \$300,000 | 17-Mar-20 |
| 110 Jardin Road Wollert VIC 3750     | \$295,000 | 02-Mar-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.~~

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18 Meadow Lane Wollert VIC 3750

Sold Price

<sup>RS</sup> \$300,000 Sold Date 06-Jul-20

 -  -  1

Distance 1.5km



18 Cricklade Street Wollert VIC 3750

Sold Price

\$300,000 Sold Date 17-Mar-20

 4  2  -

Distance 0.96km



110 Jardin Road Wollert VIC 3750

Sold Price

\$295,000 Sold Date 02-Mar-20

 4  2  2

Distance 1.5km

RS = Recent sale

UN = Undisclosed Sale

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