

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

17 BUNURONG AVENUE 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

\$939,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

House

Suburb

Wollert

Period-from

01 Mar 2024

to

28 Feb 2025

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

8 BRODRIBB STREET WOLLERT VIC 3750	\$905,000	19-Dec-24
3 GRAPHITE CRESCENT WOLLERT VIC 3750	\$1,002,000	11-Feb-25
33 RAYCHELSBURY PARADE WOLLERT VIC 3750	\$910,000	08-Mar-25

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: 31 March 2025

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**8 BRODRIGB STREET WOLLERT
VIC 3750**

 4  2  2

Sold Price

\$905,000

Sold Date

19-Dec-24

Distance

1.14km



**3 GRAPHITE CRESCENT WOLLERT
VIC 3750**

 4  2  2

Sold Price

^{RS} **\$1,002,000**

Sold Date

11-Feb-25

Distance

1.38km



**33 RAYCHELSBURY PARADE
WOLLERT VIC 3750**

 4  2  2

Sold Price

^{RS} **\$910,000**

Sold Date

08-Mar-25

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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