

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 VICARAGE DRIVE 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Wollert

Period-from

01 Apr 2024

to

31 Mar 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

52 PINE PARK DRIVE WOLLERT VIC 3750	\$710,000	07-Dec-24
21 BANCROFT STREET WOLLERT VIC 3750	\$725,000	14-Dec-24
8 VICARAGE DRIVE WOLLERT VIC 3750	\$658,000	30-Jan-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.~~

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**52 PINE PARK DRIVE WOLLERT
VIC 3750**

 4  2  2

Sold Price **\$710,000** Sold Date **07-Dec-24**

Distance **0.71km**



**21 BANCROFT STREET WOLLERT
VIC 3750**

 4  2  2

Sold Price **\$725,000** Sold Date **14-Dec-24**

Distance **0.78km**



**8 VICARAGE DRIVE WOLLERT VIC
3750**

 4  2  2

Sold Price ^{RS} **\$658,000** Sold Date **30-Jan-25**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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