

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

20 KILARNIE BOULEVARD 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

\$900,000

&

\$960,000

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

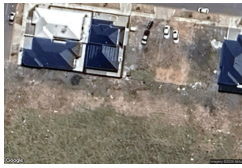
Date of sale

18 BUTTERNUT STREET WOLLERT VIC 3750	\$955,000	30-Oct-24
4 BELDI STREET WOLLERT VIC 3750	\$990,000	04-Feb-25
12 WESTCAPE DRIVE WOLLERT VIC 3750	\$1,075,000	19-Jun-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: 14 March 2025



18 BUTTERNUT STREET WOLLERT VIC 3750

Sold Price

\$955,000

Sold Date

30-Oct-24



5



3



-

Distance

2.57km



4 BELDI STREET WOLLERT VIC 3750

Sold Price

^{RS}

\$990,000

Sold Date

04-Feb-25



4



4



2

Distance

2.87km



12 WESTCAPE DRIVE WOLLERT VIC 3750

Sold Price

\$1,075,000

Sold Date

19-Jun-24



5



4



2

Distance

2.93km

RS = Recent sale

UN = Undisclosed Sale

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