

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

32 Woodcrest Way, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$440,000

&

\$484,000

Median sale price

Median price

\$390,000

Property Type

Vacant land

Suburb

Wollert

Period - From

18/10/2021

to

17/10/2022

Source

REIV

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 six 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
1	8 Poppyfield Av WOLLERT 3750	\$562,000	25/06/2022
2	42 Kendon Dr WOLLERT 3750	\$485,000	25/08/2022
3	7 Ruma Way WOLLERT 3750	\$415,000	18/07/2022

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 six months.~~

This Statement of Information was prepared on:

18/10/2022 14:37

32 Woodcrest Way, Wollert Vic 3750



Jason Yu
03 9899 7888
0402 662 736
jason.yu@ihomesre.com.au

Indicative Selling Price

\$440,000 - \$484,000

Median Land Price

18/10/2021 - 17/10/2022: \$390,000



Property Type: Land

Agent Comments

Comparable Properties



8 Poppyfield Av WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$562,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Land (Res)

Land Size: 544 sqm approx



42 Kendon Dr WOLLERT 3750 (REI)

Agent Comments



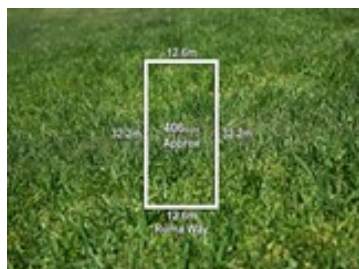
Price: \$485,000

Method: Private Sale

Date: 25/08/2022

Property Type: Land (Res)

Land Size: 448 sqm approx



7 Ruma Way WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 18/07/2022

Property Type: Land

Land Size: 400 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.