

## 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

4 EDENVALE BOULEVARD WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 Aug 2023

to

31 Jul 2024

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 BRANXHOLME STREET WOLLERT VIC 3750 | \$600,000 | 09-Mar-24 |
| 5 BRANXHOLME STREET WOLLERT VIC 3750 | \$610,000 | 13-Apr-24 |
| 1 BLUE HILL WAY WOLLERT VIC 3750     | \$641,000 | 29-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: 06 August 2024



**8 BRANXHOLME STREET  
WOLLERT VIC 3750**

 3  2  2

Sold Price **\$600,000** Sold Date **09-Mar-24**

Distance **0.94km**



**5 BRANXHOLME STREET  
WOLLERT VIC 3750**

 3  2  1

Sold Price **\$610,000** Sold Date **13-Apr-24**

Distance **0.98km**



**1 BLUE HILL WAY WOLLERT VIC  
3750**

 3  2  2

Sold Price <sup>RS</sup> **\$641,000** Sold Date **29-Jun-24**

Distance **0.53km**

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

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