

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

7 WALLABY AVENUE SASSAFRAS VIC 3787

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

\$895,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Sassafras

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

30 HETHERSETT ROAD SASSAFRAS VIC 3787

\$930,000

14-Feb-25

5 ALICE STREET SASSAFRAS VIC 3787

\$1,025,000

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.

This Statement of Information was prepared on: 14 March 2025



30 HETHERSETT ROAD SASSAFRAS VIC 3787

5 2 4

Sold Price

^{RS}

\$930,000

Sold Date

14-Feb-25

Distance

0.41km



5 ALICE STREET SASSAFRAS VIC 3787

3 2 2

Sold Price

^{RS}

\$1,025,000

Sold Date

30-Jan-25

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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