

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

76 Pine Park Drive, Wollert Vic 3750

Indicative selling price

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

Range between \$610,000

&

\$645,000

Median sale price

Median price \$694,000

Property Type House

Suburb Wollert

Period - From 01/01/2024

to 31/12/2024

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	6 Gazelle Way WOLLERT 3750	\$620,000	29/03/2025
2	24 Weerona Pwy WOLLERT 3750	\$630,000	22/03/2025
3	19 Moss Rd WOLLERT 3750	\$610,000	15/03/2025

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:

31/03/2025 11:34



3
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 1

Property Type: House

Agent Comments

Indicative Selling Price

\$610,000 - \$645,000

Median House Price

Year ending December 2024: \$694,000

Comparable Properties



6 Gazelle Way WOLLERT 3750 (REI)

Agent Comments

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Price: \$620,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 268 sqm approx



24 Weerona Pwy WOLLERT 3750 (REI)

Agent Comments

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Price: \$630,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)



19 Moss Rd WOLLERT 3750 (REI)

Agent Comments

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 2
 1

Price: \$610,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 239 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000