

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1021 - Palace Walk, Wollert, 3750

Indicative selling price

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

Single price \$ 399,900 or range between &

Median sale price

Median price \$ 400,000 Property type Vacant Land Suburb Wollert

Period - From 1/01/2025 to 31/03/2025 Source Oliver Hume

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 Lot 2015 - Blackbuck Road, Wollert, 3750	\$ 399,900	24/10/2024
2 Lot 3107 - Preveli Way, Wollert, 3750	\$ 399,900	30/05/2024
3 Lot 2009 - Blackbuck Road, Wollert, 3750	\$ 390,000	17/04/2024

This Statement of Information was prepared on: 24 Jun 2025