



STATEMENT OF INFORMATION

23 COOLLEGREAN ROAD, WOLLERT, VIC 3750 PREPARED BY NEXA REAL ESTATE, PO BOX 4042 KALKALLO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



WOLLERT, VIC, 3750

Indicative Selling Price

Single Price:

Suburb Median Sale Price (Vacant Land)

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

\$461,000

23 COOLLEGREAN ROAD, WOLLERT, VIC 🖴 - 😓 - 😓 -

\$361,000

01 April 2024 to 31 March 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 MAJORELLE BVD, WOLLERT, VIC 3750



Sale Price \$481,000 Sale Date: 19/08/2024

Distance from Property: 523m



This report has been compiled on 05/05/2025 by Nexa Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

23 COOLLEGREAN ROAD, WOLLERT, VIC 3750

Indicative selling price

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

Single Price:

\$461,000

Median sale price

Median price	\$361,000	Property type	Other	Suburb	WOLLERT
Period	01 April 2024 to 31 March 2025		Source	pricefinder	

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
2 MAJORELLE BVD, WOLLERT, VIC 3750	\$481,000	19/08/2024

This Statement of Information was prepared on: (



