

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

LOT 1317 STENNING STREET WOLLERT VIC 3750

Indicative selling price

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

Single Price

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Other

Suburb

Wollert

Period-from

01 May 2024

to

30 Apr 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

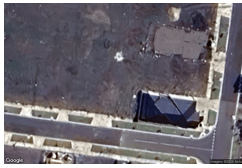
Date of sale

4 VELGARD STREET WOLLERT VIC 3750	\$402,000	23-Feb-25
LOT 3147 PREVELI WAY WOLLERT VIC 3750	\$453,900	19-Feb-25
15 FUCHSIA STREET WOLLERT VIC 3750	\$352,000	28-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: 07 May 2025



4 VELGARD STREET WOLLERT VIC 3750

Sold Price

\$402,000

Sold Date

23-Feb-25



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Distance

2.27km



LOT 3147 PREVELI WAY WOLLERT VIC 3750

Sold Price

\$453,900

Sold Date

19-Feb-25



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Distance

4.01km



15 FUCHSIA STREET WOLLERT VIC 3750

Sold Price

\$352,000

Sold Date

28-Jan-25



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Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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