

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
27 BUTTERNUT 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 \$738,550 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Property type	House	Suburb	Wollert
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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
8 PANAMA STREET WOLLERT VIC 3750	\$781,000	17-Aug-24
3 ANDALASIA STREET WOLLERT VIC 3750	\$830,000	25-Mar-25
13 LANDOVER ROAD WOLLERT VIC 3750	\$902,500	07-Dec-24

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.

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8 PANAMA STREET WOLLERT VIC 3750 Sold Price

\$781,000 Sold Date **17-Aug-24**

4 2 2

Distance **0.37km**



3 ANDALASIA STREET WOLLERT VIC 3750 Sold Price

\$830,000 Sold Date **25-Mar-25**

4 3 2

Distance **0.27km**



13 LANDOVER ROAD WOLLERT VIC 3750 Sold Price

\$902,500 Sold Date **07-Dec-24**

4 3 2

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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