

STATEMENT OF INFORMATION

21 LAVENDER STREET, WOLLERT, VIC 3750

PREPARED BY PRINCE SETHI, THE LANCO REAL ESTATE, PHONE: 0430200133



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 LAVENDER STREET, WOLLERT, VIC 🕮 - 🕾 -







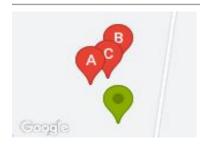
Indicative Selling Price

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

Single Price: \$345,000

Provided by: PRINCE SETHI, The Lanco REAL ESTATE

MEDIAN SALE PRICE



WOLLERT, VIC, 3750

Suburb Median Sale Price (Vacant Land)

\$360,500

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



12 FINIAN ST, WOLLERT, VIC 3750







Sale Price

\$350,000

Sale Date: 05/03/2024

Distance from Property: 168m





19 KILARNIE BVD, WOLLERT, VIC 3750







Sale Price

\$325,000

Sale Date: 06/04/2024

Distance from Property: 221m





4 DAVIS CCT, WOLLERT, VIC 3750







Sale Price

\$385.900

Sale Date: 19/04/2024

Distance from Property: 167m



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

21 LAVENDER STREET, WOLLERT, VIC 3750

Indicative selling price

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

Single Price:	\$345,000
Single Price:	\$345,000

Median sale price

Median price	\$360,500	Property type	Vacant Land	Suburb	WOLLERT
Period	01 April 2023 to 31 March 2024		Source	P	oricefinder

Comparable property sales

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
12 FINIAN ST, WOLLERT, VIC 3750	\$350,000	05/03/2024
19 KILARNIE BVD, WOLLERT, VIC 3750	\$325,000	06/04/2024
4 DAVIS CCT, WOLLERT, VIC 3750	\$385,900	19/04/2024

This Statement of Information was prepared on:

25/06/2024

