

## 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

1/78 SALT LAKE BOULEVARD WOLLERT VIC 3750

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Wollert

Period-from

01 Feb 2023

to

31 Jan 2024

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

4/78 SALT LAKE BOULEVARD WOLLERT VIC 3750	\$529,500	25-Jan-24
7/78 SALT LAKE BOULEVARD WOLLERT VIC 3750	\$545,000	01-Sep-23
7 BASALT TERRACE EPPING VIC 3076	\$565,000	09-Feb-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.

This Statement of Information was prepared on: 21 February 2024



**4/78 SALT LAKE BOULEVARD  
 WOLLERT VIC 3750**

 3  2  2

Sold Price <sup>RS</sup> **\$529,500** Sold Date **25-Jan-24**

Distance **0.02km**



**7/78 SALT LAKE BOULEVARD  
 WOLLERT VIC 3750**

 3  2  2

Sold Price **\$545,000** Sold Date **01-Sep-23**

Distance **0.05km**



**7 BASALT TERRACE EPPING VIC  
 3076**

 3  2  2

Sold Price <sup>RS</sup> **\$565,000** Sold Date **09-Feb-24**

Distance **1.7km**

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

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