

## 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

10 MILAZZO ROAD 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

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Wollert

Period-from

01 Aug 2022

to

31 Jul 2023

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

12 MILAZZO ROAD WOLLERT VIC 3750	\$815,000	25-Jul-23
6 VINOROSSO STREET WOLLERT VIC 3750	\$840,000	24-Apr-23

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: 19 August 2023

**12 MILAZZO ROAD WOLLERT VIC 3750**

Sold Price

RS

**\$815,000**

Sold Date

**25-Jul-23**

4



3



2

Distance

**0.01km****6 VINOROSSO STREET WOLLERT VIC 3750**

Sold Price

**\$840,000**

Sold Date

**24-Apr-23**

5



3



2

Distance

**0.03km**

RS = Recent sale

UN = Undisclosed Sale

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