

## 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

12 GEARY AVENUE 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

01 Sep 2022

to

31 Aug 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

8 DEAU AVENUE WOLLERT VIC 3750	\$701,000	06-Jul-23
9 DARLINGVALE ROAD WOLLERT VIC 3750	\$770,000	09-Jun-23
7 DARLINGVALE ROAD WOLLERT VIC 3750	\$750,000	10-Jun-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: 06 September 2023



**8 DEAU AVENUE WOLLERT VIC 3750**

4 2 2

Sold Price

**\$701,000**

Sold Date

**06-Jul-23**

Distance

**0.82km**



**9 DARLINGVALE ROAD WOLLERT VIC 3750**

4 2 2

Sold Price

**\$770,000**

Sold Date

**09-Jun-23**

Distance

**1.09km**



**7 DARLINGVALE ROAD WOLLERT VIC 3750**

4 2 2

Sold Price

**\$750,000**

Sold Date

**10-Jun-23**

Distance

**1.1km**



**4 OCHRE ROAD WOLLERT VIC 3750**

4 2 2

Sold Price

**\$730,000**

Sold Date

**01-Apr-23**

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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