



STATEMENT OF INFORMATION

12 GYPSUM DRIVE, WOLLERT, VIC-3750

PREPARED BY INDER GHUMMAN, NEW WAY REAL ESTATE, PHONE: 0404454757



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 GYPSUM DRIVE, WOLLERT, VIC 3750



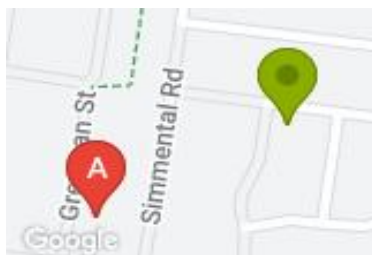
Indicative Selling Price

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

Price Range: \$695,000 to \$735,000

Provided by: Inder Ghumman, New Way Real Estate

MEDIAN SALE PRICE



WOLLERT, VIC, 3750

Suburb Median Sale Price (House)

\$701,000

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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 six months.



33 GREYMAN ST, EPPING, VIC 3750



Sale Price

\$725,000

Sale Date: 17/12/2023

Distance from Property: 179m



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

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range: \$695,000 to \$735,000

Median sale price

Median price \$701,000

Property type

Other

Suburb

WOLLERT

Period 01 April 2023 to 31 March 2024

Source

 pricfinder

Comparable property sales

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 six months.

Address of comparable property

Price

Date of sale

33 GREYMAN ST, EPPING, VIC 3750

\$725,000

17/12/2023

This Statement of Information was prepared on:

03/06/2024