

STATEMENT OF INFORMATION

1273 EDGARS ROAD, WOLLERT, VIC 3750

PREPARED BY RICKY SARAIN, WESTSIDE REAL ESTATE, PHONE: 0433537697



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1273 EDGARS ROAD, WOLLERT, VIC 3750 🕮 4 🕒 2 😓 2







Indicative Selling Price

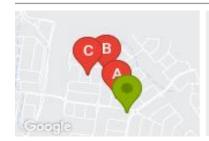
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

null

Provided by: Ricky Sarain, Westside Real Estate

MEDIAN SALE PRICE



WOLLERT, VIC, 3750

Suburb Median Sale Price (House)

\$705,000

01 January 2023 to 31 December 2023

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.



4 SHALE WAY, WOLLERT, VIC 3750







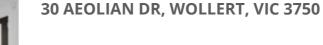
Sale Price

\$641,000

Sale Date: 20/12/2023

Distance from Property: 129m







\$703,000

Sale Date: 04/11/2023





7 BROLO ST, WOLLERT, VIC 3750



Distance from Property: 319m





Sale Price

\$705.000

Sale Date: 30/10/2023

Distance from Property: 370m



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.

Address Including suburb and postcode 1273 EDGARS ROAD, WOLLERT, VIC 3750

Indicative s	elling price								
For the meaning	g of this price see consur	mer.vic.gov.au/ι	underquoting						
Price F	Range:								
Median sale price									
Median price	\$705,000	Property type	House	Suburb	WOLLERT				
Period	01 January 2023 to 31 December 2023		Source	pricefinder					

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
4 SHALE WAY, WOLLERT, VIC 3750	\$641,000	20/12/2023
30 AEOLIAN DR, WOLLERT, VIC 3750	\$703,000	04/11/2023
7 BROLO ST, WOLLERT, VIC 3750	\$705,000	30/10/2023

This Statement of Information was prepared	d on:
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05/02/2024

