

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

15/48 EVOLVE ESPLANADE WOLLERT VIC 3750

Indicative selling price

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

Single-Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

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

3 BRONX WALK WOLLERT VIC 3750	\$525,000	30-May-23
21 CHAMPIONS PARADE WOLLERT VIC 3750	\$515,000	01-Jun-23
14 WISEMAN WALK WOLLERT VIC 3750	\$505,000	03-May-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: 08 September 2023

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3 BRONX WALK WOLLERT VIC 3750

Sold Price

RS

\$525,000

Sold Date **30-May-23**

3 2 2

Distance **1.01km**



21 CHAMPIONS PARADE WOLLERT VIC 3750

Sold Price

\$515,000

Sold Date **01-Jun-23**

3 2 2

Distance **1.69km**



14 WISEMAN WALK WOLLERT VIC 3750

Sold Price

\$505,000

Sold Date **03-May-23**

3 2 2

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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