

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

15 DAYDREAM PLACE WOLLERT VIC 3750

Address  
Including suburb and postcode

### 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)

or range  
Single Price & between  
\$450,000 \$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$420,250 Property type Unit Suburb Wollert  
Period-from 02 May 2023 to 02 Nov 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 SHEBA WAY WOLLERT VIC 3750	\$435,000	18-Jul-23
15 SHEBA WAY WOLLERT VIC 3750	\$505,000	02-May-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: 01 November 2023



**12 SHEBA WAY WOLLERT VIC  
3750**

3 2 2

Sold Price

**\$435,000**

Sold Date

**18-Jul-23**

Distance

**1.21km**



**15 SHEBA WAY WOLLERT VIC  
3750**

3 2 2

Sold Price

**\$505,000**

Sold Date

**02-May-23**

Distance

**1.19km**



**14 WISEMAN WALK WOLLERT VIC  
3750**

3 2 2

Sold Price

Sold Date

**03-May-23**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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