

## 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 KILARNIE BOULEVARD 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Land

Suburb

Wollert

Period-from

01 May 2023

to

30 Apr 2024

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

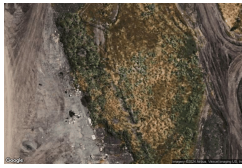
Date of sale

9 SAPPORO ROAD WOLLERT VIC 3750	\$478,000	14-Mar-24
4 COUNTESS CIRCUIT WOLLERT VIC 3750	\$365,000	25-Apr-24
32 CHAMPAGNE AVENUE WOLLERT VIC 3750	\$380,000	07-Mar-24

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: 23 May 2024



## 9 SAPPORO ROAD WOLLERT VIC 3750

- - -

Sold Price

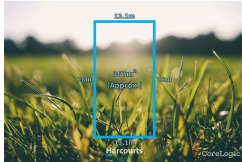
**\$478,000**

Sold Date

**14-Mar-24**

Distance

**3.22km**



## 4 COUNTESS CIRCUIT WOLLERT VIC 3750

- - -

Sold Price

<sup>RS</sup>

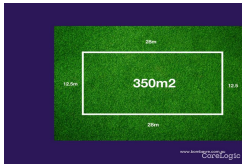
**\$365,000**

Sold Date

**25-Apr-24**

Distance

**0.26km**



## 32 CHAMPAGNE AVENUE WOLLERT VIC 3750

- - -

Sold Price

**\$380,000**

Sold Date

**07-Mar-24**

Distance

**2.42km**

RS = Recent sale

UN = Undisclosed Sale

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