

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

16 EASTWOOD STREET WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$630,000 \$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$687,000 Property type House Suburb Wollert
Period-from 10 Apr 2023 to 10 Oct 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
16 DARWIN WAY WOLLERT VIC 3750	\$680,000	16-Sep-23
13 BAUME STREET WOLLERT VIC 3750	\$670,000	12-Apr-23
25 SPRINGBANK ROAD WOLLERT VIC 3750	\$670,000	31-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: 05 October 2023



16 DARWIN WAY WOLLERT VIC 3750

4 2 2

Sold Price

^{RS} **\$680,000** Sold Date **16-Sep-23**

Distance **0.62km**



13 BAUME STREET WOLLERT VIC 3750

4 2 2

Sold Price

\$670,000 Sold Date **12-Apr-23**

Distance **1.63km**



25 SPRINGBANK ROAD WOLLERT VIC 3750

4 2 2

Sold Price

Sold Date **31-May-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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