

## 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

16 SHANI ROAD 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

\$625,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

01 Nov 2022

to

31 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

13 WOMBARGO CRESCENT WOLLERT VIC 3750	\$652,000	26-Oct-23
4 BRASS LOOP WOLLERT VIC 3750	\$623,500	25-Oct-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: 22 November 2023

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**13 WOMBARGO CRESCENT  
WOLLERT VIC 3750**

4 2 2

Sold Price <sup>RS</sup> **\$652,000** Sold Date **26-Oct-23**

Distance **2.06km**



**4 BRASS LOOP WOLLERT VIC  
3750**

3 2 1

Sold Price <sup>RS</sup> **\$623,500** Sold Date **25-Oct-23**

Distance **0.53km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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