

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 ALLUMBA WAY, WOLLERT, VIC 3750**

2 1 2

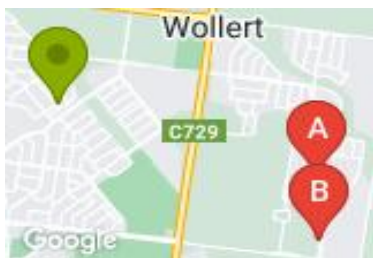
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$420,000 to \$462,000**

Provided by: Julian Carvalho, Harcourts Rata & Co

## MEDIAN SALE PRICE



**WOLLERT, VIC, 3750**

Suburb Median Sale Price (House)

01 April 2023 to 30 September 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1/26 RYRIE GR, WOLLERT, VIC 3750**

2 1 1

Sale Price

**\*\$496,000**

Sale Date: 11/11/2023

Distance from Property: 1.8km



**216 SALT LAKE BVD, WOLLERT, VIC 3750**

2 1 1

Sale Price

**\$435,000**

Sale Date: 21/08/2023

Distance from Property: 2km



**33 SOHO CRES, WOLLERT, VIC 3750**

2 1 1

Sale Price

**\*\$435,000**

Sale Date: 19/07/2023

Distance from Property: 1km

This report has been compiled on 12/12/2023 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

17 ALLUMBA WAY, WOLLERT, VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$420,000 to \$462,000

### Median sale price

Median price

Property type

House

Suburb

WOLLERT

Period

01 April 2023 to 30 September  
2023

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

1/26 RYRIE GR, WOLLERT, VIC 3750	*\$496,000	11/11/2023
216 SALTLAKE BVD, WOLLERT, VIC 3750	\$435,000	21/08/2023
33 SOHO CRES, WOLLERT, VIC 3750	*\$435,000	19/07/2023

This Statement of Information was prepared on:

12/12/2023