

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
	18 KANANGRA TERRACE WOLLERT VIC 3750									
Address Including suburb and p	ostcode									
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 between			Price&		\$790,000		\$850,000			
Median sale price (*Delete house or unit as ap	plicable)									
Median Price	\$685,500	Prop	erty type		House	Suburb	Wollert			
Period-from	23 Aug 2023	to	23 Feb 20)23	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 pr	roperty				Price	9	Date of sale			
58 ARNAUD LOOP WOLLERT VIC 3750					\$7	92,000	29-Jul-23			
3 JINDARA DRIVE WOLLERT VIC 3750					\$8	35,000	31-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: 23 January 2024

\$851,000



28-Oct-23

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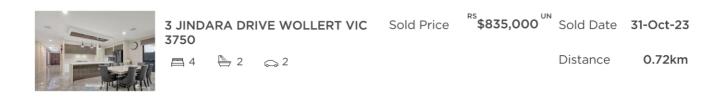
consumer.vic.gov.au

27 CARMICHAEL DRIVE WOLLERT VIC 3750



\$792,000 Sold Date 29-Jul-23 58 ARNAUD LOOP WOLLERT VIC Sold Price 3750 ₽ 2 ♀ 2

Distance 0.45km





27 CARMICHAEL DRIVE WOLLERT VIC 3750	Sold Price	\$851,000	Sold Date	28-Oct-23
🛱 4 📇 2 👝 2			Distance	1.48km

RS = Recent sale

UN = Undisclosed Sale

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