

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

19 TIERRA CIRCUIT 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
\$580,000 \$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$400,000 Property type Unit Suburb Wollert
Period-from 08Feb 2023 to 08Aug2023 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
21 SURYA WAY WOLLERT VIC 3750	\$550,000	27-Jul-23
31 SYRAH PARADE WOLLERT VIC 3750	\$626,000	24-Jun-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: 08 August 2023



21 SURYA WAY WOLLERT VIC
3750

 3  2  2

Sold Price

^{RS} \$550,000 Sold Date 27-Jul-23

Distance 1.63km



31 SYRAH PARADE WOLLERT VIC
3750

 3  2  2

Sold Price

^{RS} \$626,000 Sold Date 24-Jun-23

Distance 1.34km

RS = Recent sale

UN = Undisclosed Sale

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