

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

24 NIGHTINGALE ROAD 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

	\$645,000	\$705,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$710,000	Property type	House	Suburb	Wollert
Period-from	07 Jan 2023	to	07 Jul 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
15 GUNTHER WAY WOLLERT VIC 3750	\$690,000	20-Feb-23
6 WHITEBARK STREET WOLLERT VIC 3750	\$680,000	27-May-23
48 BARRHILL BOULEVARD WOLLERT VIC 3750	\$670,000	18-Mar-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: 06 July 2023



15 GUNTHER WAY WOLLERT VIC 3750

4 2 2

Sold Price

\$690,000

Sold Date **20-Feb-23**

Distance

1.23km



6 WHITEBARK STREET WOLLERT VIC 3750

4 2 3

Sold Price

\$680,000

Sold Date **27-May-23**

Distance

1.14km



48 BARRHILL BOULEVARD WOLLERT VIC 3750

4 2 2

Sold Price

\$670,000

Sold Date **18-Mar-23**

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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