

## 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

27 LOWLINE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

Other

Suburb

Wollert

Period-from

01 Dec 2022

to

30 Nov 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

1 ILLAWARRA WAY WOLLERT VIC 3750	\$300,000	19-Oct-23
12 VALDESE ROAD WOLLERT VIC 3750	\$330,000	06-Jul-23
38 AEOLIAN DRIVE WOLLERT VIC 3750	\$333,750	19-Aug-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 December 2023



**1 ILLAWARRA WAY WOLLERT VIC 3750**

Sold Price

**\$300,000**

Sold Date

**19-Oct-23**

- - -

Distance

**0.74km**



**12 VALDEESE ROAD WOLLERT VIC 3750**

Sold Price

**\$330,000**

Sold Date

**06-Jul-23**

4 2 -

Distance

**1.57km**



**38 AEOLIAN DRIVE WOLLERT VIC 3750**

Sold Price

**\$333,750**

Sold Date

**19-Aug-23**

- - -

Distance

**1.69km**

RS = Recent sale

UN = Undisclosed Sale

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