

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

29 GREYMAN STREET WOLLERT VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

01 Aug 2022

to

31 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

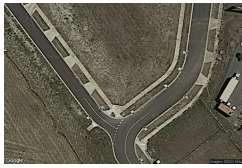
Date of sale

52 BRUNNING RISE WOLLERT VIC 3750	\$617,500	23-Jun-22
4 AHERN STREET WOLLERT VIC 3750	\$587,500	25-Jun-22
1 SALLYBANK CRESCENT WOLLERT VIC 3750	\$635,000	19-May-22

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: 28 August 2023



52 BRUNNING RISE WOLLERT VIC 3750

 3  -  -

Sold Price

\$617,500

Sold Date

23-Jun-22

Distance

0.21km



4 AHERN STREET WOLLERT VIC 3750

 3  1  1

Sold Price

\$587,500

Sold Date

25-Jun-22

Distance

0.24km



1 SALLYBANK CRESCENT WOLLERT VIC 3750

 3  -  -

Sold Price

\$635,000

Sold Date

19-May-22

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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