

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 Springbank Road, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$711,250 Property Type House Suburb Wollert

Period - From 30/08/2022 to 29/08/2023 Source REIV

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 six 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	17 Yumbarra Pde WOLLERT 3750	\$665,000	18/07/2023
2	2 Baume St WOLLERT 3750	\$660,000	03/06/2023
3	16 Nightingale Rd WOLLERT 3750	\$610,000	25/05/2023

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 six months.~~

This Statement of Information was prepared on:

30/08/2023 16:36



 4  2  2

Property Type: Land
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
30/08/2022 - 29/08/2023: \$711,250

Comparable Properties



17 Yumbarra Pde WOLLERT 3750 (REI/VG)

Agent Comments

 4  2  2

Price: \$665,000
Method: Private Sale
Date: 18/07/2023
Property Type: House
Land Size: 336 sqm approx



2 Baume St WOLLERT 3750 (REI)

Agent Comments

 4  2  2

Price: \$660,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 443 sqm approx

16 Nightingale Rd WOLLERT 3750 (REI/VG)

Agent Comments

 4  2  2

Price: \$610,000
Method: Private Sale
Date: 25/05/2023
Property Type: House (Res)
Land Size: 294 sqm approx

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