

## 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 VARUN LOOP 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

\$818,000

&

\$899,800

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

01 Nov 2022

to

31 Oct 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

10 BAGATELLE AVENUE WOLLERT VIC 3750	\$835,000	09-Nov-23
20 ALTHORP STREET WOLLERT VIC 3750	\$885,000	10-Jun-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: 27 November 2023



**10 BAGATELLE AVENUE WOLLERT VIC 3750** Sold Price <sup>RS</sup> **\$835,000** <sup>UN</sup> Sold Date **09-Nov-23**

 4  2  2

Distance **0.16km**



**20 ALTHORP STREET WOLLERT VIC 3750** Sold Price **\$885,000** Sold Date **10-Jun-22**

 4  2  2

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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