

## 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

3 ANDALASIA STREET 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

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Wollert

Period-from

01 Jan 2023

to

31 Dec 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

18 VALDESE ROAD WOLLERT VIC 3750	\$430,000	15-Dec-23
5 VERDON DRIVE WOLLERT VIC 3750	\$440,000	27-Sep-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.

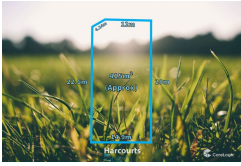
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**18 VALDESE ROAD WOLLERT VIC**  
**3750**

Sold Price

<sup>RS</sup> **\$430,000**

Sold Date

**15-Dec-23**

- - -

Distance

**2.2km**



**5 VERDON DRIVE WOLLERT VIC**  
**3750**

Sold Price

**\$440,000**

Sold Date

**27-Sep-23**

- - -

Distance

**2.77km**

RS = Recent sale

UN = Undisclosed Sale

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