

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 CHARDONNAY WAY 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

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

| | | |
|----------------------------------|-----------|-----------|
| 31 SYRAH PARADE WOLLERT VIC 3750 | \$626,000 | 24-Jun-23 |
| 15 SYRAH PARADE WOLLERT VIC 3750 | \$625,000 | 03-Apr-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: 21 December 2023

**31 SYRAH PARADE WOLLERT VIC
3750**

3 2 2

Sold Price

\$626,000

Sold Date

24-Jun-23

Distance

0.1km**15 SYRAH PARADE WOLLERT VIC
3750**

4 2 1

Sold Price

\$625,000

Sold Date

03-Apr-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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