

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 VACCA CLOSE 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

\$679,000

&

\$746,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|-----------------------------------|-----------|-----------|
| 17 AEOLIAN DRIVE WOLLERT VIC 3750 | \$734,000 | 07-Jul-23 |
| 4 OCHRE ROAD WOLLERT VIC 3750 | \$730,000 | 01-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: 09 May 2024



**17 AEOLIAN DRIVE WOLLERT VIC
3750**

4 2 -

Sold Price

\$734,000

Sold Date

07-Jul-23

Distance

0.18km



**4 OCHRE ROAD WOLLERT VIC
3750**

4 2 2

Sold Price

\$730,000

Sold Date

01-Apr-23

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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