

## 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

30 AEOLIAN DRIVE 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

01 Sep 2022

to

31 Aug 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

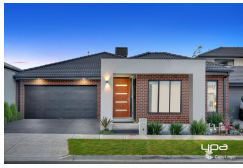
Date of sale

19 MONTMORENCY AVENUE WOLLERT VIC 3750	\$660,000	14-Jul-23
45 WATERCARTER CRESCENT WOLLERT VIC 3750	\$648,000	22-Jul-23
135 JARDIN ROAD WOLLERT VIC 3750	\$670,000	06-May-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 September 2023



**19 MONTMORENCY AVENUE  
 WOLLERT VIC 3750**

4 2 2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**14-Jul-23**

Distance

**0.69km**



**45 WATERCARTER CRESCENT  
 WOLLERT VIC 3750**

4 2 2

Sold Price

**\$648,000**

Sold Date

**22-Jul-23**

Distance

**0.85km**



**135 JARDIN ROAD WOLLERT VIC  
 3750**

4 2 2

Sold Price

**\$670,000**

Sold Date

**06-May-23**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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