

## 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

38 PARAMOUNT RISE 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,250

Property type

Unit

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

17 LILLET STREET WOLLERT VIC 3750	\$705,000	10-Jul-23
18 POPPYFIELD AVENUE WOLLERT VIC 3750	\$840,000	13-Jul-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: 20 September 2023

**17 LILLET STREET WOLLERT VIC 3750**

Sold Price

**\$705,000**

Sold Date

**10-Jul-23** 3  2  2

Distance

**1.62km****18 POPPYFIELD AVENUE WOLLERT VIC 3750**

Sold Price

**\$840,000**

Sold Date

**13-Jul-23** 3  2  2

Distance

**1.22km**

RS = Recent sale

UN = Undisclosed Sale

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