

A yellow bicycle with a wicker basket of pink flowers parked against a white picket fence. The bicycle has a brown seat and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background shows a blurred street scene with trees and buildings.

RayWhite.

**Statement
of
information**

**39 BRISCOLA CRESCENT, WOLLERT, VIC 3750
PREPARED BY RAJ KAPLISH, RAY WHITE LAND SALES VICTORIA**

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

39 BRISCOLA CRESCENT, WOLLERT, VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$820,000 to \$860,000

Median sale price

Median price

\$700,500

Property type

House

Suburb

WOLLERT

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

30 WIMMERA CRES, WOLLERT, VIC 3750	\$825,000	30/01/2024
36 COTTONWOOD DR, WOLLERT, VIC 3750	*\$865,000	30/04/2024
20 SYRAH PDE, WOLLERT, VIC 3750	\$832,500	24/04/2024

This Statement of Information was prepared on:

13/06/2024