

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4 MEELUP RISE WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single Price & between
\$720,000 \$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$687,000 Property type House Suburb Wollert
Period-from 03 May 2023 to 03 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
20 EQUESTRIA BOULEVARD WOLLERT VIC 3750	\$776,000	28-Oct-23
9 HIGHFIELD AVENUE WOLLERT VIC 3750	\$781,150	18-May-23
28 DE ROSSI BOULEVARD WOLLERT VIC 3750	\$760,000	28-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: 01 November 2023



**20 EQUESTRIA BOULEVARD
WOLLERT VIC 3750**

4 2 2

Sold Price

^{RS} **\$776,000** Sold Date **28-Oct-23**

Distance **1.17km**



**9 HIGHFIELD AVENUE WOLLERT
VIC 3750**

4 2 2

Sold Price

\$781,150 Sold Date **18-May-23**

Distance **1.33km**



**28 DE ROSSI BOULEVARD
WOLLERT VIC 3750**

4 2 2

Sold Price

\$760,000 Sold Date **28-Jul-23**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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