

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 MOORABOOL GROVE 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
\$660,000 \$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$685,500 Property type House Suburb Wollert
Period-from 01 Aug 2023 to 02 Feb 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
6 DEAU AVENUE WOLLERT VIC 3750	\$715,000	05-Oct-23
32 CHASE AVENUE WOLLERT VIC 3750	\$700,000	23-Oct-23
7 DOLMEN STREET WOLLERT VIC 3750	\$680,000	03-Aug-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: 02 February 2024



6 DEAU AVENUE WOLLERT VIC 3750

4 2 2

Sold Price

\$715,000 Sold Date **05-Oct-23**

Distance **0.55km**



32 CHASE AVENUE WOLLERT VIC 3750

4 2 2

Sold Price

\$700,000 Sold Date **23-Oct-23**

Distance **0.86km**



7 DOLMEN STREET WOLLERT VIC 3750

4 2 2

Sold Price

\$680,000 Sold Date **03-Aug-23**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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