

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

4 Tindales Road, Wollert Vic 3750

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$713,100 Property Type House Suburb Wollert

Period - From 01/07/2023 to 30/09/2023 Source REIV

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 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
1	23 Beresford Rd WOLLERT 3750	\$658,000	26/08/2023
2	27 Leandon Av WOLLERT 3750	\$643,500	11/09/2023
3	26 Gunther Way WOLLERT 3750	\$635,000	23/07/2023

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 six months.~~

This Statement of Information was prepared on:

11/12/2023 14:58



 3  2  2

Property Type: House (Res)

Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median House Price

September quarter 2023: \$713,100

Comparable Properties



23 Beresford Rd WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  2

Price: \$658,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 350 sqm approx

27 Leandon Av WOLLERT 3750 (VG)

Agent Comments

 3  -  -

Price: \$643,500

Method: Sale

Date: 11/09/2023

Property Type: House (Res)

Land Size: 336 sqm approx



26 Gunther Way WOLLERT 3750 (REI/VG)

Agent Comments

 3  2  2

Price: \$635,000

Method: Auction Sale

Date: 23/07/2023

Property Type: House (Res)

Land Size: 315 sqm approx

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