

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

48 CHENIN STREET WOLLERT VIC 3750

Address  
Including suburb and postcode

### 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)

or range  
Single  
between

Price&

\$820,000

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

08 Feb 2023

to

09 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 |
|-------------------------------------|-----------|--------------|
| 3 CARMICHAEL DRIVE WOLLERT VIC 3750 | \$865,000 | 15-Apr-23    |
| 12 CHENIN STREET WOLLERT VIC 3750   | \$820,000 | 12-May-23    |
| 19 LAKOYA AVENUE WOLLERT VIC 3750   | \$877,500 | 01-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: 09 August 2023



**3 CARMICHAEL DRIVE WOLLERT VIC 3750**

4 3 -

Sold Price

**\$865,000**

Sold Date

**15-Apr-23**

Distance

**0.93km**



**12 CHENIN STREET WOLLERT VIC 3750**

4 2 2

Sold Price

**\$820,000**

Sold Date

**12-May-23**

Distance

**0.2km**



**19 LAKOYA AVENUE WOLLERT VIC 3750**

4 2 2

Sold Price

<sup>RS</sup>**\$877,500**

Sold Date

**01-Jul-23**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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