

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

5/2 RYRIE GROVE WOLLERT VIC 3750

Indicative selling price

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

Single Price

or range
between

\$405,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Wollert

Period-from

01 Feb 2023

to

31 Jan 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

Address of comparable property	Price	Date of sale
1/5 EDITH STREET EPPING VIC 3076	\$415,000	23-Sep-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.

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**1/5 EDITH STREET EPPING VIC
3076**

2 1 1

Sold Price **\$415,000** Sold Date **23-Sep-23**

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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