

## 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

50 BETHNAL AVENUE WOLLERT VIC 3750

### 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)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,200

Property type

House

Suburb

Wollert

Period-from

01 Mar 2023

to

29 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 36 CHENIN STREET WOLLERT VIC 3750   | \$670,000 | 12-Sep-23 |
| 12 NICASTRO AVENUE WOLLERT VIC 3750 | \$690,000 | 22-Feb-24 |
| 21 NICASTRO AVENUE WOLLERT VIC 3750 | \$650,000 | 31-Oct-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 March 2024



**36 CHENIN STREET WOLLERT VIC 3750**

Sold Price

**\$670,000**

Sold Date

**12-Sep-23**

 4  2  1

Distance

**0.22km**



**12 NICASTRO AVENUE WOLLERT VIC 3750**

Sold Price

<sup>RS</sup>

**\$690,000**

Sold Date

**22-Feb-24**

 4  2  2

Distance

**0.24km**



**21 NICASTRO AVENUE WOLLERT VIC 3750**

Sold Price

**\$650,000**

Sold Date

**31-Oct-23**

 4  2  2

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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