

## 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 STRATHALBYN CHASE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,200

Property type

House

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

8 BARHAM WAY WOLLERT VIC 3750	\$1,100,000	29-Aug-23
13 ERRINUNDRA WAY WOLLERT VIC 3750	\$1,100,000	02-Nov-23
74 STEEN AVENUE WOLLERT VIC 3750	\$1,040,000	18-Dec-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 February 2024



**8 BARHAM WAY WOLLERT VIC 3750**

5 2 2

Sold Price **\$1,100,000** Sold Date **29-Aug-23**

Distance **0.86km**



**13 ERRINUNDRA WAY WOLLERT VIC 3750**

5 4 -

Sold Price

Sold Date **02-Nov-23**

Distance **0.47km**



**74 STEEN AVENUE WOLLERT VIC 3750**

5 2 2

Sold Price <sup>RS</sup> **\$1,040,000** <sup>UN</sup> Sold Date **18-Dec-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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