

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

56 SALT LAKE BOULEVARD WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between

	\$700,000	\$770,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$682,200	Property type	House	Suburb	Wollert
Period-from	23 Aug 2023	to	23 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
19 TOOTEN ROAD WOLLERT VIC 3750	\$770,000	31-Aug-23
5 ELLOURA AVENUE WOLLERT VIC 3750	\$720,000	26-Aug-23
87 DE ROSSI BOULEVARD WOLLERT VIC 3750	\$770,000	01-Nov-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: 22 February 2024



19 TOOTEN ROAD WOLLERT VIC 3750

3 2 2

Sold Price **\$770,000** Sold Date **31-Aug-23**

Distance **0.88km**



5 ELLOURA AVENUE WOLLERT VIC 3750

4 2 2

Sold Price **\$720,000** Sold Date **26-Aug-23**

Distance **1.96km**



87 DE ROSSI BOULEVARD WOLLERT VIC 3750

4 2 -

Sold Price **\$770,000** Sold Date **01-Nov-23**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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