

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

6 BAMBRA WAY 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
between

Price&

\$630,000

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,900

Property type

House

Suburb

Wollert

Period-from

08 Sep 2023

to

08 March 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
18 BAMBRA WAY WOLLERT VIC 3750	\$662,000	16-Dec-23
16 DARWIN WAY WOLLERT VIC 3750	\$680,000	16-Sep-23
11 VANIN STREET WOLLERT VIC 3750	\$670,000	13-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.~~

This Statement of Information was prepared on: 07 March 2024



**18 BAMBRA WAY WOLLERT VIC
3750**

4 2 2

Sold Price **\$662,000** Sold Date **16-Dec-23**

Distance **0.08km**



**16 DARWIN WAY WOLLERT VIC
3750**

4 2 2

Sold Price **\$680,000** Sold Date **16-Sep-23**

Distance **0.31km**



**11 VANIN STREET WOLLERT VIC
3750**

4 2 2

Sold Price **\$670,000** Sold Date **13-Sep-23**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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