

## 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

6 LEADBEATER DRIVE 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

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Land

Suburb

Wollert

Period-from

01 May 2023

to

30 Apr 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

7 MARJORELLE BOULEVARD WOLLERT VIC 3750	\$431,000	27-Feb-24
12 LAVENDER STREET WOLLERT VIC 3750	\$361,000	03-May-23
92 EQUESTRIA BOULEVARD WOLLERT VIC 3750	\$433,000	04-May-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: 28 May 2024

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**7 MARJORELLE BOULEVARD  
WOLLERT VIC 3750**

4 2 2

Sold Price **\$431,000** Sold Date **27-Feb-24**

Distance **0.74km**



**12 LAVENDER STREET WOLLERT  
VIC 3750**

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Sold Price **\$361,000** Sold Date **03-May-23**

Distance **0.88km**



**92 EQUESTRIA BOULEVARD  
WOLLERT VIC 3750**

- - -

Sold Price **\$433,000** Sold Date **04-May-23**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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