

## 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 OCHRE ROAD 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

\$330,000

&

\$363,000

### 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

5 MOSCATO STREET WOLLERT VIC 3750	\$333,000	11-Jan-24
9 ERBA STREET WOLLERT VIC 3750	\$370,000	10-Mar-24
7 SHIPPENS CRESCENT WOLLERT VIC 3750	\$310,000	26-Mar-24

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: 31 May 2024



## 5 MOSCATO STREET WOLLERT VIC 3750

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Sold Price **\$333,000** Sold Date **11-Jan-24**

Distance **0.18km**



## 9 ERBA STREET WOLLERT VIC 3750

4 2 2

Sold Price **\$370,000** Sold Date **10-Mar-24**

Distance **0.19km**



## 7 SHIPPENS CRESCENT WOLLERT VIC 3750

3 2 2

Sold Price **\$310,000** Sold Date **26-Mar-24**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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