

## 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 WIMMERA CRESCENT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,500

Property type

House

Suburb

Wollert

Period-from

01 Apr 2023

to

31 Mar 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

4 BERRIMA CRESCENT WOLLERT VIC 3750	\$970,000	26-May-23
8 PLAYFIELDS PLACE WOLLERT VIC 3750	\$977,000	06-Apr-24
8 REDDING RISE EPPING VIC 3076	\$950,000	24-Feb-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: 15 April 2024



## 4 BERRIMA CRESCENT WOLLERT VIC 3750

4 2 2

Sold Price

**\$970,000**

Sold Date **26-May-23**

Distance

**0.2km**



## 8 PLAYFIELDS PLACE WOLLERT VIC 3750

5 2 2

Sold Price

<sup>RS</sup> **\$977,000**

Sold Date **06-Apr-24**

Distance

**0.65km**



## 8 REDDING RISE EPPING VIC 3076

4 2 2

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date **24-Feb-24**

Distance

**2.86km**

RS = Recent sale

UN = Undisclosed Sale

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