

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

66 MACKENZIE DRIVE WOLLERT VIC 3750

Address  
Including suburb and postcode

### 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)

or range  
Single Price & between  
\$685,000 \$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$710,000 Property type House Suburb Wollert  
Period-from 07Jan 2023 to 07 Jul 2023 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
31 CLAVELL CRESCENT WOLLERT VIC 3750	\$751,000	15-Mar-23
39 CHETWYND GROVE WOLLERT VIC 3750	\$715,000	12-Mar-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: 05 July 2023



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31 CLAVELL CRESCENT WOLLERT Sold Price \$751,000 Sold Date 15-Mar-23  
VIC 3750  
Distance 0.46km

 4  2  2



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39 CHETWYND GROVE WOLLERT Sold Price \$715,000 Sold Date 12-Mar-23  
VIC 3750  
Distance 0.77km

 4  2  2

RS = Recent sale

UN = Undisclosed Sale

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