

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

7 CONTEMPO BOULEVARD WOLLERT VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 Jul 2023

to

30 Jun 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 WREXHAM ROAD WOLLERT VIC 3750	\$612,500	01-Jun-24
34 SALLYBANK CRESCENT WOLLERT VIC 3750	\$585,000	27-May-24
1 BLUE HILL WAY WOLLERT VIC 3750	\$641,000	29-Jun-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: 07 July 2024



4 WREXHAM ROAD WOLLERT VIC 3750

3 2 2

Sold Price

^{RS} **\$612,500** Sold Date **01-Jun-24**

Distance **0.85km**



34 SALLYBANK CRESCENT WOLLERT VIC 3750

3 2 1

Sold Price

\$585,000 Sold Date **27-May-24**

Distance **0.62km**



1 BLUE HILL WAY WOLLERT VIC 3750

3 2 2

Sold Price

^{RS} **\$641,000** Sold Date **29-Jun-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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