

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

7 SOHO CRESCENT WOLLERT VIC 3750

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$500,000 \$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$685,500 Property type House Suburb Wollert
Period-from 25 July 2023 to 25 Jan 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
54 ANGLESEA DRIVE WOLLERT VIC 3750	\$550,000	01-Nov-23
58 SOHO CRESCENT WOLLERT VIC 3750	\$510,000	12-Sep-23
28 GARRONG AVENUE WOLLERT VIC 3750	\$532,000	11-Oct-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: 24 January 2024



**54 ANGLESEA DRIVE WOLLERT
VIC 3750**

3 2 1

Sold Price

\$550,000

Sold Date **01-Nov-23**

Distance

0.03km



**58 SOHO CRESCENT WOLLERT VIC
3750**

3 2 4

Sold Price

\$510,000

Sold Date **12-Sep-23**

Distance

0.11km



**28 GARRONG AVENUE WOLLERT
VIC 3750**

3 2 2

Sold Price

\$532,000

Sold Date **11-Oct-23**

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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