

## 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 TOTEM STREET 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

\$728,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,500

Property type

House

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

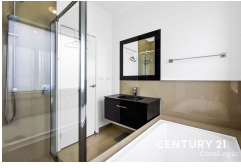
19 DEWPOND CRESCENT WOLLERT VIC 3750	765000	19-Feb-24
15 HOTSPUR DRIVE WOLLERT VIC 3750	730000	24-Dec-23
16 DOLMEN STREET WOLLERT VIC 3750	716000	20-Apr-24

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: 01 May 2024

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**19 DEWPOND CRESCENT  
WOLLERT VIC 3750**

4 2 2

Sold Price **765000** Sold Date **19-Feb-24**

Distance **0.71km**



**15 HOTSPUR DRIVE WOLLERT VIC  
3750**

4 2 2

Sold Price **730000** Sold Date **24-Dec-23**

Distance **0.86km**



**16 DOLMEN STREET WOLLERT VIC  
3750**

4 2 2

Sold Price <sup>RS</sup> **716000** Sold Date **20-Apr-24**

Distance **0.7km**

RS = Recent sale      UN = Undisclosed Sale

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