

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 BELANT ROAD 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
between

Price&

\$630,000

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Wollert

Period-from

17 May 2023

to

17 Nov 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
5 BANCROFT STREET WOLLERT VIC 3750	\$690,000	16-Sep-23
26 GUNTHER WAY WOLLERT VIC 3750	\$635,000	23-Jul-23
40 STONEGATE DRIVE WOLLERT VIC 3750	\$718,500	29-Sep-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: 14 November 2023



**5 BANCROFT STREET WOLLERT
VIC 3750**

3 2 2

Sold Price

^{RS} **\$690,000** Sold Date **16-Sep-23**

Distance **1.06km**



**26 GUNTHER WAY WOLLERT VIC
3750**

3 2 2

Sold Price

\$635,000 Sold Date **23-Jul-23**

Distance **1.07km**



**40 STONEGATE DRIVE WOLLERT
VIC 3750**

3 2 2

Sold Price

^{RS} **\$718,500** Sold Date **29-Sep-23**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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