## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address<br>Including suburb and<br>postcode |  |
|---|--|
|   |  |

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

|  | Range between | \$580,000 | & | \$635,000 |
|--|---------------|-----------|---|-----------|
|--|---------------|-----------|---|-----------|

### Median sale price

| Median price  | \$722,000  | Pro | perty Type | House |        | Suburb | Wollert |
|---------------|------------|-----|------------|-------|--------|--------|---------|
| Period - From | 01/10/2023 | to  | 31/12/2023 |       | Source | REIV   |         |

# 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

| Add | dress of comparable property   | Price     | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1   | 9 Gypsum Dr WOLLERT 3750       | \$627,500 | 04/10/2023   |
| 2   | 12 Lamington Wlk WOLLERT 3750  | \$615,000 | 10/11/2023   |
| 3   | 15 Watercarter Cr WOLLERT 3750 | \$600,000 | 22/07/2023   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 17/01/2024 13:29 |
|--|------------------|
|--|------------------|



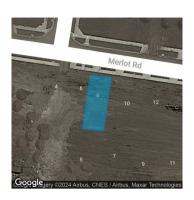


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Indicative Selling Price \$580,000 - \$635,000 Median House Price December quarter 2023: \$722,000

Property Type: House (Res)

Agent Comments
Built in 2020 (approx.)



# Comparable Properties

9 Gypsum Dr WOLLERT 3750 (REI/VG)

**4** 📥 2 🛱 :

Price: \$627,500 Method: Private Sale Date: 04/10/2023

Property Type: House (Res) Land Size: 238 sqm approx

Agent Comments

12 Lamington WIk WOLLERT 3750 (REI/VG)

4 🙀 3

Price: \$615,000 Method: Private Sale Date: 10/11/2023

Property Type: House (Res) Land Size: 258 sqm approx Agent Comments



15 Watercarter Cr WOLLERT 3750 (REI/VG)

Price: \$600,000 Method: Private Sale Date: 22/07/2023

Property Type: House (Res)
Land Size: 238 sqm approx

**Agent Comments** 





