

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

9 ROTIE STREET WOLLERT VIC 3750

Address  
Including suburb and postcode

#### 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)

or range  
Single Price & between  
\$550,000 \$605,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price \$680,000 Property type House Suburb Wollert  
Period-from 28 Dec 2023 to 28 Jul 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
35 KESENAY ROAD WOLLERT VIC 3750	\$605,000	27-Apr-24
17 STONECUTTER CRESCENT WOLLERT VIC 3750	\$580,000	28-Apr-24
26 STONECUTTER CRESCENT WOLLERT VIC 3750	\$560,000	03-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: 28 June 2024





**35 KESENEY ROAD WOLLERT VIC 3750**

3 2 2

Sold Price

<sup>RS</sup> **\$605,000** Sold Date **27-Apr-24**

Distance **0.39km**



**17 STONECUTTER CRESCENT WOLLERT VIC 3750**

3 2 2

Sold Price

**\$580,000** Sold Date **28-Apr-24**

Distance **1.2km**



**26 STONECUTTER CRESCENT WOLLERT VIC 3750**

3 2 2

Sold Price

**\$560,000** Sold Date **03-Apr-24**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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