

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

94 Chenin Street, Wollert Vic 3750

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$370,000 Property Type Vacant land Suburb Wollert

Period - From 28/06/2023 to 27/06/2024 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	Price	Date of sale
1	43 Syrah Pde WOLLERT 3750	\$473,000	25/05/2024
2	24 Avignon St WOLLERT 3750	\$445,000	09/02/2024
3	43 Syrah Pde WOLLERT 3750	\$435,000	10/01/2024

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 six months.~~

This Statement of Information was prepared on:

28/06/2024 11:00

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Indicative Selling Price

\$450,000 - \$490,000

Median Land Price

28/06/2023 - 27/06/2024: \$370,000



Property Type: Land

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



43 Syrah Pde WOLLERT 3750 (REI)

Agent Comments



Price: \$473,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Land (Res)

Land Size: 448 sqm approx



24 Avignon St WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 09/02/2024

Property Type: Land

Land Size: 475 sqm approx

43 Syrah Pde WOLLERT 3750 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 10/01/2024

Property Type: Land

Land Size: 448 sqm approx

Account - Jellis Craig | P: 03 94321444