

## Statement of Information

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

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

98 THE PARADE 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 & \$873,000 \$960,000  
between

#### Median sale price

(\*Delete house or unit as applicable)

Median Price \$680,000 Property type House Suburb Wollert  
Period-from 21 Dec 2023 to 21 Jun 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
87 THE PARADE WOLLERT VIC 3750	\$1,020,000	09-Feb-24
25 EVOLVE ESPLANADE WOLLERT VIC 3750	\$885,000	09-Jan-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: 21 June 2024



87 THE PARADE WOLLERT VIC 3750

Sold Price

\$1,020,000

Sold Date 09-Feb-24

4 2 4

Distance 0.26km



25 EVOLVE ESPLANADE WOLLERT VIC 3750

Sold Price

\$885,000

Sold Date 09-Jan-24

5 2 2

Distance 0.92km

RS = Recent sale

UN = Undisclosed Sale

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