

## 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

WOLLERT VIC 3750

### 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)

Single Price

or range  
between

\$820,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Wollert

Period-from

01 May 2022

to

30 Apr 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

52 CHENIN STREET WOLLERT VIC 3750	\$880,000	26-Oct-22
8 CALADOC ROAD WOLLERT VIC 3750	\$800,000	21-Mar-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: 08 May 2023



**52 CHENIN STREET WOLLERT VIC 3750**

Sold Price

**\$880,000**

Sold Date

**26-Oct-22**

 5  2  2

Distance

**0.12km**



**8 CALADOC ROAD WOLLERT VIC 3750**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**21-Mar-23**

 4  2  2

Distance

**0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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