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	12/78 SALTLAKE BOULEVARD WOLLERT VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$530,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$429,500	Property type	Unit	Suburb	Wollert
Period-from	01 Aug 2021	to	31 Jul 2022	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
7/78 SALTLAKE BOULEVARD WOLLERT VIC 3750	$500,000	01-Aug-22
74 SALTLAKE BOULEVARD WOLLERT VIC 3750	$540,000	04-Apr-22
72 SALTLAKE BOULEVARD WOLLERT VIC 3750	$550,000	21-Apr-22

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.~~

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7/78 SALTLAKE BOULEVARD WOLLERT VIC 3750

3 2 2

Sold Price RS **$500,000** UN Sold Date **01-Aug-22**

Distance **0.02km**

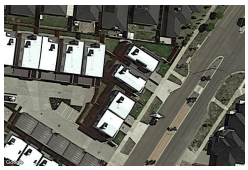


74 SALTLAKE BOULEVARD WOLLERT VIC 3750

3 2 2

Sold Price **$540,000** Sold Date **04-Apr-22**

Distance **0.05km**



72 SALTLAKE BOULEVARD WOLLERT VIC 3750

3 3 1

Sold Price **$550,000** Sold Date **21-Apr-22**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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