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	5 DE ROSSI 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	$740,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	House	Suburb	Wollert
Period-from	01 Mar 2021	to	28 Feb 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
9 ALLESSI AVENUE WOLLERT VIC 3750	$740,000	14-Dec-21
37 CESIDIO DRIVE WOLLERT VIC 3750	$760,000	28-Jan-22
18 DE ROSSI BOULEVARD WOLLERT VIC 3750	$755,000	20-Dec-21

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: 17 March 2022

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9 ALLESSI AVENUE WOLLERT VIC 3750

4 2 2

Sold Price **$740,000** Sold Date **14-Dec-21**

Distance **0.33km**



37 CESIDIO DRIVE WOLLERT VIC 3750

4 2 2

Sold Price RS **$760,000** Sold Date **28-Jan-22**

Distance **-**



18 DE ROSSI BOULEVARD WOLLERT VIC 3750

4 2 2

Sold Price **$755,000** Sold Date **20-Dec-21**

Distance **0.1km**

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

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