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	15 Nangar Street 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	House	Suburb	Wollert
Period-from	01 Nov 2020	to	31 Oct 2021	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
96 Bullion Avenue Wollert VIC 3750	$700,000	23-Oct-21
14 Dorrigo Way Wollert VIC 3750	$731,200	05-Jun-21
25 Amherst Street Wollert VIC 3750	$725,000	23-Jun-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: 22 November 2021

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96 Bullion Avenue Wollert VIC 3750

4 2 2

Sold Price RS $700,000 Sold Date 23-Oct-21

Distance 0.47km



14 Dorrigo Way Wollert VIC 3750

4 2 2

Sold Price $731,200 Sold Date 05-Jun-21

Distance 0.48km



25 Amherst Street Wollert VIC 3750

4 2 2

Sold Price $725,000 Sold Date 23-Jun-21

Distance 0.48km

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

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