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<br>Including suburb and postcode | 3 CAMPHOR 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 | $770,000 | ~~or range between~~ | | & | |

## 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 |
|---|---|---|
| 65 FULHAM WAY WOLLERT VIC 3750 | $787,500 | 11-Dec-21 |
| 30 PINE PARK DRIVE WOLLERT VIC 3750 | $805,000 | 23-Jan-22 |
| 10 TIMBLE CLOSE WOLLERT VIC 3750 | $813,000 | 04-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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**65 FULHAM WAY WOLLERT VIC 3750**

4 2 2

Sold Price **$787,500** Sold Date **11-Dec-21**

Distance **-**



**30 PINE PARK DRIVE WOLLERT VIC 3750**

4 2 2

Sold Price RS **$805,000** Sold Date **23-Jan-22**

Distance **-**



**10 TIMBLE CLOSE WOLLERT VIC 3750**

4 2 2

Sold Price RS **$813,000** Sold Date **04-Dec-21**

Distance **-**

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

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