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 | 20 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 | $630,000 | & | $670,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $629,000 | Property type | House | Suburb | Wollert |
| Period-from | 01 Feb 2021 | to | 31 Jan 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 |
|---|---|---|
| 18 Vanin Street Wollert VIC 3750 | $650,000 | 26-Oct-21 |
| 8 Pavilion Boulevard Wollert VIC 3750 | $672,000 | 22-Oct-21 |
| 38 Phoenix Circuit Wollert VIC 3750 | $670,000 | 03-Nov-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.~~

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**18 Vanin Street Wollert VIC 3750**

3 2 2

Sold Price **$650,000** Sold Date **26-Oct-21**

Distance **0.56km**




**8 Pavilion Boulevard Wollert VIC 3750**

3 2 2

Sold Price **$672,000** Sold Date **22-Oct-21**

Distance **1.96km**




**38 Phoenix Circuit Wollert VIC 3750**

3 2 2

Sold Price **$670,000** Sold Date **03-Nov-21**

Distance **1.85km**

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

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