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	6 Emden Road 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	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$588,000	Property type	House	Suburb	Wollert
Period-from	01 Aug 2020	to	31 Jul 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
16 Banjo Close Wollert VIC 3750	$718,000	12-Jun-21
55 Linfield Parade Wollert VIC 3750	$680,000	06-May-21
14 Mantle Street Wollert VIC 3750	$730,000	27-Jul-21

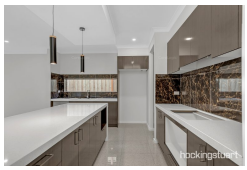
OR

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: 13 August 2021

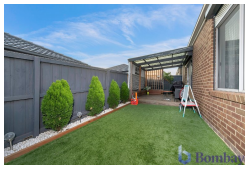
hockingstuart

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16 Banjo Close Wollert VIC 3750 Sold Price RS $718,000 Sold Date 12-Jun-21

4 3 2 Distance 0.48km



55 Linfield Parade Wollert VIC 3750 Sold Price $680,000 Sold Date 06-May-21

4 2 2 Distance 0.8km



14 Mantle Street Wollert VIC 3750 Sold Price RS $730,000 Sold Date 27-Jul-21

4 3 2 Distance 1.42km

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

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