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	12 Kanangra Terrace 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	$599,000	or range between		

Median sale price

(*Delete house or unit as applicable)

Median Price	$586,000	Property type	House	Suburb	Wollert
Period-from	01 Jun 2020	to	31 May 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
5 Cobungra Grove Wollert VIC 3750	$602,000	29-Apr-21
25 Leyburn Parade Wollert VIC 3750	$610,000	29-Mar-21
19 Nicastro Avenue Wollert VIC 3750	$600,000	08-Apr-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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hockingstuart

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5 Cobungra Grove Wollert VIC 3750
4 2 2
Sold Price **$602,000** Sold Date **29-Apr-21**
Distance **0.67km**

25 Leyburn Parade Wollert VIC 3750
4 2 2
Sold Price **$610,000** Sold Date **29-Mar-21**
Distance **0.68km**



19 Nicastro Avenue Wollert VIC 3750
4 2 2
Sold Price **$600,000** Sold Date **08-Apr-21**
Distance **1.29km**

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

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