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	1035 EDGARS 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	$480,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,500	Property type	Unit	Suburb	Wollert
Period-from	01 Dec 2023	to	30 Nov 2024	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
376 HARVEST HOME ROAD EPPING VIC 3076	500000	17-Jun-24
5 PYTHAGORAS STREET EPPING VIC 3076	490000	10-Sep-24
26 SKYE WALK WOLLERT VIC 3750	480000	30-Sep-24

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: 14 December 2024

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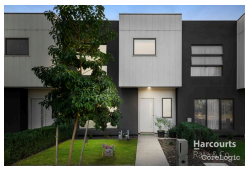

376 HARVEST HOME ROAD EPPING VIC 3076

3 2 2

Sold Price **500000** Sold Date **17-Jun-24**

Distance **0.58km**



5 PYTHAGORAS STREET EPPING VIC 3076

3 2 1

Sold Price **490000** Sold Date **10-Sep-24**

Distance **0.58km**



26 SKYE WALK WOLLERT VIC 3750

3 2 2

Sold Price **480000** Sold Date **30-Sep-24**

Distance **0.15km**

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

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