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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

|                                 |
|---------------------------------|
| 22 PECKHAM AVENUE, WOLLERT 3750 |
|---------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

|           |
|-----------|
| \$285,000 |
|-----------|

### Median sale price

Median price

|           |
|-----------|
| \$305,000 |
|-----------|

Land

|   |
|---|
| X |
|---|

Suburb

|         |
|---------|
| WOLLERT |
|---------|

Period - From

|            |
|------------|
| 23/10/2018 |
|------------|

to

|            |
|------------|
| 04/02/2019 |
|------------|

Source

|         |
|---------|
| RP DATA |
|---------|

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---------------------------------------|-----------|--------------|
| 14 Canonbury Avenue, Wollert VIC 3750 | \$303,000 | 04/02/2019   |
| 12 Canonbury Avenue, Wollert VIC 3750 | \$280,000 | 23/10/2018   |
| 4 Namadgi Street, Wollert VIC 3750    | \$265,000 | 24/10/2018   |