

## 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

17 Rouge Avenue Wollert VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$645,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$291,000

Property type

Land

Suburb

Wollert

Period-from

01 Dec 2018

to

30 Nov 2019

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

12 Marisa Street Wollert VIC 3750	\$620,000	22-Oct-19
11 Marselan Avenue Wollert VIC 3750	\$614,000	11-Dec-19
122 Jardin Road Wollert VIC 3750	\$630,000	16-Sep-19

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: 23 December 2019



**12 Marisa Street Wollert VIC 3750**

Sold Price

**\$620,000**

Sold Date

**22-Oct-19**

 4  2  2

Distance

**0.27km**



**11 Marselan Avenue Wollert VIC 3750**

Sold Price

<sup>RS</sup> **\$614,000**

Sold Date

**11-Dec-19**

 4  2  2

Distance

**0.42km**



**122 Jardin Road Wollert VIC 3750**

Sold Price

**\$630,000**

Sold Date

**16-Sep-19**

 4  2  2

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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