

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 16 ASHLINE STREET, WOLLERT, VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: 729,900

Median sale price

Median price: \$585,000

Property type: House

Suburb: WOLLERT

Period: 01 July 2019 to 31 December 2019

Source: pricefinder

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
183 HIGHPARK DR, WOLLERT, VIC 3750	\$724,900	21/08/2019
43 PARAMOUNT RISE, WOLLERT, VIC 3750	\$655,000	01/08/2019

This Statement of Information was prepared on: 15/01/2020

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 ASHLINE STREET, WOLLERT, VIC 3750  4  2  2

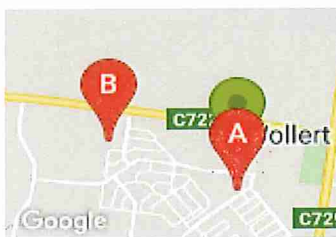
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **729,900**

Provided by: Vanny Bains , Ray White Epping

MEDIAN SALE PRICE




WOLLERT, VIC, 3750

Suburb Median Sale Price (House)

\$585,000

01 July 2019 to 31 December 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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 six months.



183 HIGHPARK DR, WOLLERT, VIC 3750  4  2  2

Sale Price

\$724,900

Sale Date: 21/08/2019

Distance from Property: 244m 



43 PARAMOUNT RISE, WOLLERT, VIC 3750  4  2  2

Sale Price

\$655,000

Sale Date: 01/08/2019

Distance from Property: 943m 

This report has been compiled on 15/01/2020 by Ray White Epping. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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