

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
 Including suburb and

84 DE ROSSI BOULEVARD, WOLLERT, VIC 3750 (LOT 328)

Indicative selling price

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

Price Range:

~~\$450,000 - \$480,000~~ \$614,900

Median sale price

Median price

\$583,700

House

Unit

Suburb

WOLLERT

Period

01 April 2019 to 30 June 2019

Source

pricefinder

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	Price	Date of sale
25 LINFIELD PDE, WOLLERT, VIC 3750	\$630,000	13/02/2019
222 HARVEST HOME RD, WOLLERT, VIC 3750	\$622,000	16/02/2019
23 FARMLEY WAY, WOLLERT, VIC 3750	\$620,000	22/02/2019