

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

8 Anglesea Drive 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

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wollert

Period-from

01 May 2020

to

30 Apr 2021

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

5 Clavell Crescent Wollert VIC 3750	\$562,100	06-May-21
50 Tesselaar Road Wollert VIC 3750	\$547,000	01-May-21
5 Treeline Grange Wollert VIC 3750	\$497,000	29-Mar-21

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 May 2021


5 Clavell Crescent Wollert VIC 3750 Sold Price

^{RS} **\$562,100** Sold Date **06-May-21**
 3  2  1

 Distance **0.36km**

50 Tesselaar Road Wollert VIC 3750 Sold Price

Sold Price

^{RS} **\$547,000** Sold Date **01-May-21**
 3  2  2

 Distance **1.12km**

5 Treeline Grange Wollert VIC 3750 Sold Price

Sold Price

^{RS} **\$497,000** Sold Date **29-Mar-21**
 3  2  1

 Distance **1.19km**
RS = Recent sale

UN = Undisclosed Sale

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