

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 Vicarage 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 2020

to

30 Nov 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

34 Muzzlewood Way Wollert VIC 3750	\$525,500	27-Jan-21
12 Kopi Way Wollert VIC 3750	\$585,000	01-Nov-21
54 Muzzlewood Way Wollert VIC 3750	\$625,100	12-Apr-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: 17 December 2021


34 Muzzlewood Way Wollert VIC 3750
 3  2  2

Sold Price

\$525,500

Sold Date

27-Jan-21

Distance

0.37km

12 Kopi Way Wollert VIC 3750
 4  2  2

Sold Price

\$585,000

Sold Date

01-Nov-21

Distance

0.59km

54 Muzzlewood Way Wollert VIC 3750
 4  2  2

Sold Price

\$625,100

Sold Date

12-Apr-21

Distance

0.42km

19 Rockgarden Way Wollert VIC 3750
 3  2  2

Sold Price

\$575,000

Sold Date

31-Oct-20

Distance

0.08km

50 Deerbrook Circuit Wollert VIC 3750
 3  2  2

Sold Price

\$595,000

Sold Date

27-Apr-21

Distance

0.38km

20 Meelup Rise Wollert VIC 3750
 3  2  2

Sold Price

\$590,000

Sold Date

23-Nov-20

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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