

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

9 Tunnel Road 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

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

26 Topcliffe Road Wollert VIC 3750	\$667,000	08-May-21
11 Amira Road Wollert VIC 3750	\$690,000	16-Jun-21
2 Annelo Way Wollert VIC 3750	\$765,000	14-Dec-20

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: 07 December 2021



26 Topcliffe Road Wollert VIC 3750 Sold Price **\$667,000** Sold Date **08-May-21**

 4
  2
  2

Distance **0.11km**



11 Amira Road Wollert VIC 3750 Sold Price **\$690,000** Sold Date **16-Jun-21**

 4
  2
  3

Distance **0.22km**



2 Anello Way Wollert VIC 3750 Sold Price **\$765,000** Sold Date **14-Dec-20**

 4
  2
  2

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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