

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

1 Astoria 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

House

Suburb

Wollert

Period-from

01 Mar 2021

to

28 Feb 2022

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

6 Benedore Street Wollert VIC 3750	\$640,000	15-Jul-21
6 Anglesea Drive Wollert VIC 3750	\$560,000	16-Sep-21
1 Saintly Avenue Wollert VIC 3750	\$600,000	09-Oct-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: 01 March 2022

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6 Benedore Street Wollert VIC 3750

3 2 2

Sold Price

\$640,000

Sold Date

15-Jul-21

Distance

0.5km



6 Anglesea Drive Wollert VIC 3750

3 2 1

Sold Price

\$560,000

Sold Date

16-Sep-21

Distance

0.56km



1 Saintly Avenue Wollert VIC 3750

3 2 2

Sold Price

\$600,000

Sold Date

09-Oct-21

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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