

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

3 MACKENZIE 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

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

13 LAKERIDGE DRIVE WOLLERT VIC 3750	\$650,000	23-Dec-21
26 SUFFOLK PLACE WOLLERT VIC 3750	\$770,000	02-Feb-22

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: 21 March 2022

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**13 LAKERIDGE DRIVE WOLLERT
VIC 3750**

Sold Price

^{RS} **\$650,000**

Sold Date

23-Dec-21

 -  -  -

Distance

2.73km



**26 SUFFOLK PLACE WOLLERT VIC
3750**

Sold Price

^{RS} **\$770,000**

Sold Date

02-Feb-22

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Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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