

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

6 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

\$575,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,000

Property type

House

Suburb

Wollert

Period-from

01 Aug 2020

to

31 Jul 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

8 Anglesea Drive Wollert VIC 3750	\$545,000	29-Jun-21
3 Errinundra Way Wollert VIC 3750	\$600,000	18-Jan-21
17 Yarrowee Crescent Wollert VIC 3750	\$630,000	09-Jun-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: 02 August 2021



8 Anglesea Drive Wollert VIC 3750 Sold Price ^{RS} **\$545,000** Sold Date **29-Jun-21**

 3  2  1

Distance **0.01km**



3 Errinundra Way Wollert VIC 3750 Sold Price **\$600,000** Sold Date **18-Jan-21**

 4  2  2

Distance **0.15km**



17 Yarrowee Crescent Wollert VIC 3750 Sold Price **\$630,000** Sold Date **09-Jun-20**

 -  -  2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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