

## 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

21 Errinundra Way Wollert VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,900

Property type

Land

Suburb

Wollert

Period-from

01 Jul 2020

to

30 Jun 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

66 Contempo Boulevard Wollert VIC 3750	\$675,000	25-Feb-21
60 Contempo Boulevard Wollert VIC 3750	\$677,000	04-May-21
21 Kenmare Approach Wollert VIC 3750	\$681,000	22-May-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: 16 July 2021


**66 Contempo Boulevard Wollert VIC 3750**
 4  2  2

Sold Price

**\$675,000**

Sold Date

**25-Feb-21**

Distance

**0.29km**

**60 Contempo Boulevard Wollert VIC 3750**
 4  2  2

Sold Price

**\$677,000**

Sold Date

**04-May-21**

Distance

**0.3km**

**21 Kenmare Approach Wollert VIC 3750**
 4  2  2

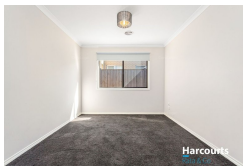
Sold Price

<sup>RS</sup> **\$681,000**

Sold Date

**22-May-21**

Distance

**0.55km**

**18 Paramount Rise Wollert VIC 3750**
 4  2  2

Sold Price

**\$675,000**

Sold Date

**20-Mar-21**

Distance

**0.56km**

**8 Hilderstone Avenue Wollert VIC 3750**
 4  2  2

Sold Price

**\$705,500**

Sold Date

**20-May-21**

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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