

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 GREYFRIARS LANE 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

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

Wollert

Period-from

01 Oct 2021

to

30 Sep 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

9 RISDON CHASE WOLLERT VIC 3750	\$689,000	06-May-22
56 MUZZLEWOOD WAY WOLLERT VIC 3750	\$680,000	06-Feb-22
22 VANIN STREET WOLLERT VIC 3750	\$685,000	25-Jun-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.~~

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9 RISDON CHASE WOLLERT VIC 3750

Sold Price **\$689,000** Sold Date **06-May-22**

3 2 2

Distance **0.34km**



56 MUZZLEWOOD WAY WOLLERT VIC 3750

Sold Price **\$680,000** Sold Date **06-Feb-22**

4 1 2

Distance **0.35km**



22 VANIN STREET WOLLERT VIC 3750

Sold Price ^{RS} **\$685,000** Sold Date **25-Jun-22**

3 2 2

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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