

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

4 MEADOWCROFT 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 Sep 2021

to

31 Aug 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

| | | |
|--------------------------------------|-----------|-----------|
| 16 MEADOWCROFT ROAD WOLLERT VIC 3750 | \$650,000 | 17-Aug-22 |
| 11 ROCKGARDEN WAY WOLLERT VIC 3750 | \$633,000 | 28-Apr-22 |
| 21 SYRAH PARADE WOLLERT VIC 3750 | \$640,000 | 30-May-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: 05 September 2022

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**16 MEADOWCROFT ROAD
WOLLERT VIC 3750**

3 2 2

Sold Price ^{RS} **\$650,000** Sold Date **17-Aug-22**

Distance **0.1km**



**11 ROCKGARDEN WAY WOLLERT
VIC 3750**

3 2 2

Sold Price **\$633,000** Sold Date **28-Apr-22**

Distance **0.46km**



**21 SYRAH PARADE WOLLERT VIC
3750**

4 2 1

Sold Price **\$640,000** Sold Date **30-May-22**

Distance **4.54km**

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

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