

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 BROKEN STREET 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

\$615,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Wollert

Period-from

01 Dec 2021

to

30 Nov 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

21 MOMBASSA DRIVE WOLLERT VIC 3750	\$634,000	26-Jun-21
7 CONTEMPO BOULEVARD WOLLERT VIC 3750	\$630,000	27-Nov-21
18 CRESCENDO BOULEVARD WOLLERT VIC 3750	\$623,000	21-Mar-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: 12 December 2022

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**21 MOMBASSA DRIVE WOLLERT
VIC 3750**

4 2 2

Sold Price **\$634,000** Sold Date **26-Jun-21**

Distance **0.31km**



**7 CONTEMPO BOULEVARD
WOLLERT VIC 3750**

3 2 1

Sold Price **\$630,000** Sold Date **27-Nov-21**

Distance **0.34km**



**18 CRESCENDO BOULEVARD
WOLLERT VIC 3750**

3 2 1

Sold Price **\$623,000** Sold Date **21-Mar-22**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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