

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

222 SALTLAKE BOULEVARD 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

\$450,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Wollert

Period-from

01 Apr 2022

to

31 Mar 2023

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

4 BURLEY STREET WOLLERT VIC 3750	\$470,500	26-Oct-21
40 MACEDON PARADE WOLLERT VIC 3750	\$461,000	20-Jan-23
147 THE PARADE WOLLERT VIC 3750	\$469,950	24-Jan-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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Maya Anandan
P 0394014004
M 0410290421
E maya@onegrouprealty.com.au



4 BURLEY STREET WOLLERT VIC 3750

2 1 1

Sold Price

\$470,500

Sold Date

26-Oct-21

Distance

1.16km



40 MACEDON PARADE WOLLERT VIC 3750

2 2 1

Sold Price

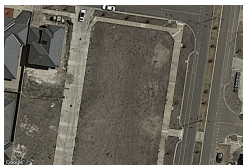
\$461,000

Sold Date

20-Jan-23

Distance

3.53km



147 THE PARADE WOLLERT VIC 3750

2 2 -

Sold Price

\$469,950

Sold Date

24-Jan-22

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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