

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

1 CONTEMPO 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,000

Property type

House

Suburb

Wollert

Period-from

01 Jan 2022

to

31 Dec 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 MOMBASSA DRIVE WOLLERT VIC 3750	\$680,000	19-May-22
3 CLAVELL CRESCENT WOLLERT VIC 3750	\$675,000	29-Oct-22
11 THE BURCHETT WOLLERT VIC 3750	\$671,000	02-Jul-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: 23 January 2023

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**16 MOMBASSA DRIVE WOLLERT
VIC 3750**

4 2 2

Sold Price **\$680,000** Sold Date **19-May-22**

Distance **0.16km**



**3 CLAVELL CRESCENT WOLLERT
VIC 3750**

3 2 2

Sold Price **\$675,000** Sold Date **29-Oct-22**

Distance **0.31km**



**11 THE BURCHETT WOLLERT VIC
3750**

4 2 2

Sold Price **\$671,000** Sold Date **02-Jul-22**

Distance **0.34km**



**14 EUMERALLA STREET WOLLERT
VIC 3750**

4 2 2

Sold Price **\$688,000** Sold Date **30-Jun-22**

Distance **0.41km**



**24 MALLORCA DRIVE WOLLERT
VIC 3750**

4 2 2

Sold Price **\$665,000** Sold Date **28-Sep-22**

Distance **0.77km**



**62 ANGLESEA DRIVE WOLLERT
VIC 3750**

4 2 2

Sold Price ^{RS} **\$673,000** Sold Date **23-Dec-22**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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**53 KENDON DRIVE WOLLERT VIC
3750**

Sold Price

\$685,000

Sold Date

28-Sep-22

 4  2  2

Distance

0.9km



**5 BAUME STREET WOLLERT VIC
3750**

Sold Price

\$670,000

Sold Date

14-Sep-22

 4  2  2

Distance

1.03km



**14 CESIDIO DRIVE WOLLERT VIC
3750**

Sold Price

\$680,000

Sold Date

07-Nov-22

 4  2  2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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