

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

lot 908 The Parade, Wollert Vic 3750

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$325,000

**Median sale price**

Median price \$540,000

House

X

Unit

Suburb Wollert

Period - From 01/07/2017

to 30/09/2017

Source REIV

**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 six 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
1	2 Boboli Wlk WOLLERT 3750	\$322,500	01/08/2017
2	13 Genesis Dr EPPING 3076	\$320,000	14/10/2017
3	lot 2630 no 10 Althorp St WOLLERT 3750	\$308,500	24/07/2017

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 six months.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$325,000  
**Median House Price**  
September quarter 2017: \$540,000

## Comparable Properties

**2 Boboli Wik WOLLERT 3750 (VG)**

Agent Comments



**Price:** \$322,500  
**Method:** Sale  
**Date:** 01/08/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 512 sqm approx

**13 Genesis Dr EPPING 3076 (REI)**

Agent Comments



**Price:** \$320,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 371 sqm approx



**lot 2630 no 10 Althorp St WOLLERT 3750 (REI)**

Agent Comments



**Price:** \$308,500  
**Method:** Private Sale  
**Date:** 24/07/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 415 sqm approx