

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

141 Saltlake Boulevard, 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 \$489,000

**Median sale price**

Median price \$525,000

House

X

Unit

Suburb

Wollert

Period - From 01/10/2016

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	17 Raven Wik EPPING 3076	\$565,000	11/09/2017
2	25 Amphion St EPPING 3076	\$525,000	01/07/2017
3	74 Lehmanns Rd WOLLERT 3750	\$420,000	09/09/2017

**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.

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**Indicative Selling Price**

\$489,000

**Median House Price**

Year ending September 2017: \$525,000



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**17 Raven Wlk EPPING 3076 (REI/VG)**

Agent Comments



**Price:** \$565,000

**Method:** Sold Before Auction

**Date:** 11/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 288 sqm approx

**25 Amphion St EPPING 3076 (REI/VG)**

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 01/07/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 315 sqm approx



**74 Lehmanns Rd WOLLERT 3750 (REI/VG)**

Agent Comments



**Price:** \$420,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 167 sqm approx