

## 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 14 Suffolk Place, Wollert Vic 3750

#### Indicative selling price

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

Range between \$749,000

&

\$823,900

#### Median sale price

Median price \$540,000

House

X

Unit

Suburb Wollert

Period - From 01/04/2017

to

30/06/2017

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	115 Allumba Way WOLLERT 3750	\$785,000	28/07/2017
2	18 Suffolk PI WOLLERT 3750	\$760,000	08/04/2017
3	3 Joyfields PI WOLLERT 3750	\$755,000	23/09/2017

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.~~