

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
including suburb and
postcode

39 Werribee Crescent, Wollert 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 \$ 295,000 & \$ 320,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 540,000

*House

*unit

Suburb
or locality 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/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
Lot 409, Avila Road, Wollert 3750	\$ 309,000	10-Aug-2017
2 Boboli Walk, Wollert 3750	\$ 322,500	01-Aug-2017
Lot 2630 Althorp Street, Wollert 3750	\$ 308,500	27-Jul-2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

