

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

65 Steen Avenue, 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 \$690,000

**Median sale price**

Median price \$600,000

House

X

Unit

Suburb

Wollert

Period - From 01/01/2018

to 31/03/2018

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 | 42 Empress Av WOLLERT 3750     | \$680,000 | 19/12/2017   |
| 2 | 102 Highpark Dr WOLLERT 3750   | \$670,000 | 18/12/2017   |
| 3 | 63 Shields St EPPING 3076      | \$662,000 | 17/03/2018   |

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:** Land  
**Land Size:** 446 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000  
**Median House Price**  
March quarter 2018: \$600,000

## Comparable Properties

**42 Empress Av WOLLERT 3750 (VG)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Sale  
**Date:** 19/12/2017  
**Rooms:** -  
**Property Type:** House (New - Detached)  
**Land Size:** 608 sqm approx

**102 Highpark Dr WOLLERT 3750 (VG)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Sale  
**Date:** 18/12/2017  
**Rooms:** -  
**Property Type:** House (New - Detached)  
**Land Size:** 512 sqm approx



**63 Shields St EPPING 3076 (REI)**

**Agent Comments**



**Price:** \$662,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** House (Res)