

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 **4 Eastwood St, Wollert Vic 3750**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price **\$625,000**

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	13 Pine Park Dr WOLLERT 3750	\$695,000	08/07/2017
2	7 Ludeman Dr WOLLERT 3750	\$601,000	08/07/2017
3	23 Tindales Rd WOLLERT 3750	\$598,000	13/09/2017

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.~~