

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

12 Alessi 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 \$640,000

**Median sale price**

Median price \$593,500

House

X

Unit

Suburb Wollert

Period - From 01/10/2017

to 31/12/2017

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	16 Gunther Way WOLLERT 3750	\$621,000	24/02/2018
2	26 Aberfeldy Gr WOLLERT 3750	\$615,000	05/12/2017
3	25 Fulham Way WOLLERT 3750	\$582,500	02/12/2017

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.



4   2   2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$640,000  
**Median House Price**  
December quarter 2017: \$593,500

## Comparable Properties



**16 Gunther Way WOLLERT 3750 (REI)**

**Agent Comments**

4   2   2

**Price:** \$621,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** House (Res)



**26 Aberfeldy Gr WOLLERT 3750 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 05/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 437 sqm approx



**25 Fulham Way WOLLERT 3750 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$582,500  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 427 sqm approx