

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE: 1 WHITEBARK STREET WOLLERT VIC 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 \$* 400,000 & \$ 440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 238,500 *House *unit Suburb or locality WOLLERT

Period - From Jan 2017 to Dec 2017 Source

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 |
|---|------------|--------------|
| 1 45 NORTHSIDE DRIVE WOLLERT 3750 612M2 APPROX | \$ 550,000 | 12/12/2017 |
| 2 4 ALTHORP STREET WOLLERT 3750 600M2 APPROX | \$ 490,000 | 15/11/2017 |
| 3 8 POPPYFIELD AVENUE WOLLERT 3750 543M2 APPROX | \$ 435,000 | 6/11/2017 |