

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 3 Beresford Road, Wollert Vic 3750

Indicative selling price

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

Single price \$561,500

Median sale price

Median price \$540,000 House 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	25 Fulham Way WOLLERT 3750	\$582,500	02/12/2017
2	16 Hidcote Tce WOLLERT 3750	\$558,000	08/07/2017
3	24 Tooten Rd WOLLERT 3750	\$525,000	28/06/2017

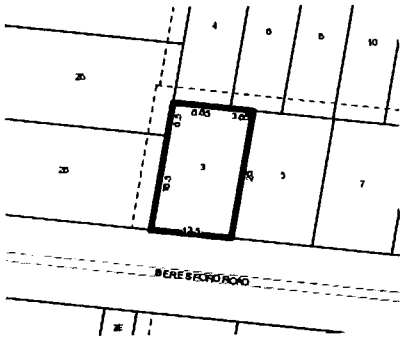
OR

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.~~

3 Beresford Road, Wollert Vic 3750

Harcourts
Rata & Co

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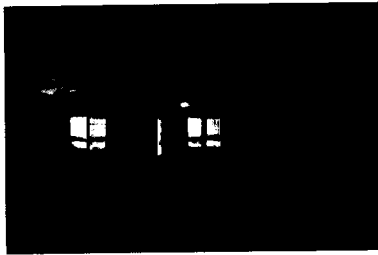


4 2 2

Rooms:
Property Type: House
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$561,500
Median House Price
September quarter 2017: \$540,000

Comparable Properties



25 Fulham Way WOLLERT 3750 (REI)

Agent Comments

4 2 2

Price: \$582,500
Method: Auction Sale
Date: 02/12/2017
Rooms: 5
Property Type: House (Res)

16 Hidcote Tce WOLLERT 3750 (REI)

Agent Comments

4 2 2

Price: \$558,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)

24 Tooten Rd WOLLERT 3750 (VG)

Agent Comments

4 - -

Price: \$525,000
Method: Sale
Date: 28/06/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 374 sqm approx

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.