

Statement of Information
**Single residential property located within or outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
including suburb and
postcode

3 Belant Road, Wollert

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$ 429,000.00

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$ 540,000

*House



*unit



Suburb
or locality

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/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
17 Augusta Drive, Wollert 3750 VIC	\$ 340,000	27-Sep-2017
11 Cobungra Grove, Wollert 3750 VIC	\$ 440,000	11-Sep-2017
67 Mackenzie Drive, Wollert 3750 VIC	\$ 254,500	25-Sep-2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

