

## 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

41 Pine Park Drive, 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 \$715,000

#### 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	78 Pine Park Dr WOLLERT 3750	\$750,000	09/12/2017
2	21 Joyfields PI WOLLERT 3750	\$745,500	17/02/2018
3	29 Grandstand Way WOLLERT 3750	\$730,000	21/10/2017

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:** 6  
**Property Type:** Land  
**Land Size:** 512 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$715,000  
**Median House Price**  
 December quarter 2017: \$593,500

## Comparable Properties



**78 Pine Park Dr WOLLERT 3750 (REI/VG)**

Agent Comments

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**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx

**21 Joyfields PI WOLLERT 3750 (REI)**

Agent Comments

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**Price:** \$745,500  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx



**29 Grandstand Way WOLLERT 3750 (REI/VG)**

Agent Comments

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**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 547 sqm approx