

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	41 Pine Park Drive, Wollert Vic 3750
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$593,500	Ηοι	ıse 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.

Ad	dress 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

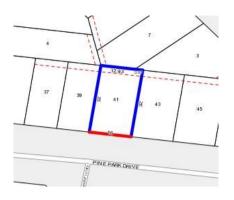
OR

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.









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)

Price: \$750,000 Method: Auction Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments

21 Joyfields PI WOLLERT 3750 (REI)

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Price: \$745,500 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments



29 Grandstand Way WOLLERT 3750 (REI/VG)

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Price: \$730,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res) Land Size: 547 sqm approx

Agent Comments

Account - The Realest Estate | P: (03) 7018 8588





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