

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

36 Allendale Avenue, Wollert Vic 3750

Indicative selling price

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

Range between

\$680,000

&

\$725,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

Wollert

Period - From

01/01/2018

to

31/03/2018

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	41 Pine Park Dr WOLLERT 3750	\$717,500	02/05/2018
2	67 Empress Av WOLLERT 3750	\$695,000	11/05/2018
3	17 Grandstand Way WOLLERT 3750	\$690,000	31/01/2018

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:
Property Type: Land
Land Size: 471 sqm approx
Agent Comments

Indicative Selling Price
 \$680,000 - \$725,000
Median House Price
 March quarter 2018: \$600,000

Comparable Properties

41 Pine Park Dr WOLLERT 3750 (REI)

Agent Comments

 4  2  2

Price: \$717,500
Method: Private Sale
Date: 02/05/2018
Rooms: -
Property Type: House
Land Size: 512 sqm approx

67 Empress Av WOLLERT 3750 (REI)

Agent Comments

 4  2  4

Price: \$695,000
Method: Sold Before Auction
Date: 11/05/2018
Rooms: -
Property Type: House
Land Size: 559 sqm approx

17 Grandstand Way WOLLERT 3750 (REI/VG)

Agent Comments

 4  2  2

Price: \$690,000
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 517 sqm approx