



The Realest  
Estate.

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## 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

39 Nundroo Crescent, Wollert Vic 3750

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

#### Median sale price

Median price \$625,000

House

X

Unit

Suburb Wollert

Period - From 01/04/2018

to

30/06/2018

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	136 Highpark Dr WOLLERT 3750	\$662,000	06/04/2018
2	12 Saintly Av WOLLERT 3750	\$645,000	17/03/2018
3	3 Dolmen St WOLLERT 3750	\$635,000	22/03/2018

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.



**Rooms:**  
**Property Type:** Land  
**Agent Comments**

## Comparable Properties



**136 Highpark Dr WOLLERT 3750 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$662,000

**Method:** Private Sale

**Date:** 06/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 400 sqm approx

**12 Saintly Av WOLLERT 3750 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 364 sqm approx

**3 Dolmen St WOLLERT 3750 (VG)**

**Agent Comments**

4 - -

**Price:** \$635,000

**Method:** Sale

**Date:** 22/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 350 sqm approx