

Kamal Kanaan 70188588 0401 735 299 kamal@therealestestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

							Sec	tion 4//	AF OI th	e Estate	Agents Act 1	900
Property offered for sale												
Address Including suburb and postcode		7 Kopi Way, Wollert Vic 3750										
ndicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range betwee	n \$570,	000			&		\$610	,000				
Median sale p	rice											
Median price	\$610,00	00	Hous	se	Х	Un	nit			Suburb	Wollert	
Period - From	01/01/2	018	to	31/12/	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.

Add	dress of comparable property	Price	Date of sale
1	222 Harvest Home Rd WOLLERT 3750	\$622,000	16/02/2019
2	64 Harvest Home Rd WOLLERT 3750	\$597,000	21/01/2019
3	316 Epping Rd WOLLERT 3750	\$585,000	16/03/2019

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.

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Indicative Selling Price \$570,000 - \$610,000 **Median House Price** Year ending December 2018: \$610,000





Comparable Properties

222 Harvest Home Rd WOLLERT 3750

(REI/VG)





Price: \$622,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: House Land Size: 492 sqm approx **Agent Comments**

64 Harvest Home Rd WOLLERT 3750 (REI/VG) Agent Comments





Price: \$597.000 Method: Private Sale Date: 21/01/2019 Rooms: -

Property Type: House (Res) Land Size: 362 sqm approx

316 Epping Rd WOLLERT 3750 (REI)





Price: \$585,000 Method: Auction Sale Date: 16/03/2019 Rooms: -

Property Type: House (Res) Land Size: 535 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments