



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

7 Kopi Way, Wollert Vic 3750

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$610,000

House

X

Unit

Suburb Wollert

Period - From 01/01/2018

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.

	Address 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.



Rooms:

Property Type: Land

Agent Comments

Comparable Properties

222 Harvest Home Rd WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$622,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: House

Land Size: 492 sqm approx

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)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 535 sqm approx