

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

40 Tindales Road, Wollert Vic 3750

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$584,950

Property Type

House

Suburb

Wollert

Period - From

01/07/2019

to

30/09/2019

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	53 Kingscote Way WOLLERT 3750	\$837,500	22/12/2018
2	11 Kingscote Way WOLLERT 3750	\$750,000	18/11/2018
3	6 Chasseens Rd WOLLERT 3750	\$749,900	19/12/2018

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.~~

This Statement of Information was prepared on:

25/10/2019 11:03



Property Type: Land

Agent Comments

Comparable Properties

53 Kingscote Way WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$837,500

Method: Auction Sale

Date: 22/12/2018

Property Type: House (Res)

Land Size: 448 sqm approx

11 Kingscote Way WOLLERT 3750 (VG)

Agent Comments



Price: \$750,000

Method: Sale

Date: 18/11/2018

Property Type: House (Res)

Land Size: 448 sqm approx

6 Chasseens Rd WOLLERT 3750 (VG)

Agent Comments



Price: \$749,900

Method: Sale

Date: 19/12/2018

Property Type: House (Res)

Land Size: 421 sqm approx