

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

225 Boundary Road Wollert VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$314,250

Property type

Land

Suburb

Wollert

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

15 Lavelle Place Wollert VIC 3750	\$345,000	21-Feb-20
17 Carmichael Drive Wollert VIC 3750	\$344,900	16-Dec-19
6 Shale Way Wollert VIC 3750	\$350,000	04-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 20 May 2020

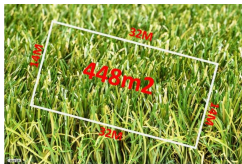


15 Lavelle Place Wollert VIC 3750

Sold Price **\$345,000** Sold Date **21-Feb-20**



Distance **0.74km**



17 Carmichael Drive Wollert VIC 3750

Sold Price **\$344,900** Sold Date **16-Dec-19**



Distance **0.74km**



6 Shale Way Wollert VIC 3750

Sold Price **\$350,000** Sold Date **04-Mar-20**



Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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