

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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Property offered for sale

Address
Including suburb and
postcode

Lot 1501, Wollert 3750 (405m2)

Indicative selling price

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

Single price \$357,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & 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 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
58 Brunning Rise Wollert, VIC, 3750	\$310,000	Jun- 21
8 Catanzaro Crescent Wollert, VIC, 3750	\$400,000	Aug-21
29 Gem Parade Wollert, VIC, 3750	\$376,500	Aug-21

~~**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: 29.08.21

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Property offered for sale

Address
Including suburb and
postcode

Lot 1502, Wollert 3750 (350m2)

Indicative selling price

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

Single price \$351,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & 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 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
20 Tindari Way Wollert, VIC, 3750	\$310,000	Jun- 21
43 Budawang Way Wollert, VIC, 3750	\$385,000	Jul-21
41 Goodia Street Wollert, VIC, 3750	\$358,000	Aug-21

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Address
Including suburb and postcode

Indicative selling price

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Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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
17 Kesenay Road Wollert, VIC, 3750	\$250,000	Jul-21
4 Wroughton Street Wollert, VIC, 3750	\$215,100	Jun-21
11 Woko Walk Wollert, VIC, 3750	\$205,000	Aug-21

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Property offered for sale

Address
Including suburb and
postcode

Lot 1504, Wollert 3750 (220m2)

Indicative selling price

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

Single price \$254,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & CoreLogic

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Address of comparable property	Price	Date of sale
17 Kesenay Road Wollert, VIC, 3750	\$250,000	Jul-21
4 Wroughton Street Wollert, VIC, 3750	\$215,100	Jun-21
11 Woko Walk Wollert, VIC, 3750	\$205,000	Aug-21

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Property offered for sale

Address
Including suburb and postcode

Indicative selling price

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Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Single price or range between \$* & \$

Median sale price

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Period - From to Source

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
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Property offered for sale

Address
Including suburb and
postcode

Lot 1511, Wollert 3750 (262m2)

Indicative selling price

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

Single price \$279,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & CoreLogic

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Property offered for sale

Address
Including suburb and
postcode

Lot 1520, Wollert 3750 (315m2)

Indicative selling price

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

Single price \$315,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & CoreLogic

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Address
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Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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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
11 Woko Walk Wollert, VIC, 3750	\$205,000	Aug-21
4 Wroughton Street Wollert, VIC, 3750	\$215,100	Jun-21
11 Freidrich Street Wollert, VIC, 3750	\$245,000	Jul-21

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Property offered for sale

Address
Including suburb and
postcode

Lot 1522, Wollert 3750 (262m2)

Indicative selling price

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

Single price \$279,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Property offered for sale

Address
Including suburb and
postcode

Lot 1523, Wollert 3750 (262m2)

Indicative selling price

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

Single price \$279,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

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13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Property offered for sale

Address
Including suburb and
postcode

Lot 1524, Wollert 3750 (289m2)

Indicative selling price

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

Single price \$296,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

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Property offered for sale

Address
Including suburb and
postcode

Lot 1525, Wollert 3750 (262m2)

Indicative selling price

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

Single price \$279,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

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Property offered for sale

Address
Including suburb and
postcode

Lot 1526, Wollert 3750 (263m2)

Indicative selling price

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

Single price \$280,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & 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 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 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

~~**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: 29.08.21

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and postcode

Indicative selling price

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

Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

Lot 1528, Wollert 3750 (294m2)

Indicative selling price

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

Single price \$304,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & CoreLogic

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
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Statement of Information

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Property offered for sale

Address
Including suburb and postcode

Indicative selling price

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Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Property offered for sale

Address
Including suburb and postcode

Indicative selling price

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Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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
17 Kesenay Road Wollert, VIC, 3750	\$250,000	Jul-21
4 Wroughton Street Wollert, VIC, 3750	\$215,100	Jun-21
11 Woko Walk Wollert, VIC, 3750	\$205,000	Aug-21

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Property offered for sale

Address
Including suburb and postcode

Indicative selling price

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Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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
8 Catanzaro Crescent Wollert, VIC, 3750	\$400,000	Aug-21
26 Bethnal Avenue Wollert, VIC, 3750	\$435,000	Jul-21
58 Barrhill Boulevard Wollert, VIC, 3750	\$437,500	Aug-21

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Property offered for sale

Address
Including suburb and
postcode

Lot 1531, Wollert 3750 (436m2)

Indicative selling price

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

Single price \$382,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & CoreLogic

Comparable property sales (*Delete A or B below as applicable)

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Address of comparable property	Price	Date of sale
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Statement of Information

Single residential property located in the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and postcode

Indicative selling price

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Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Property offered for sale

Address
Including suburb and postcode

Indicative selling price

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Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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Address of comparable property	Price	Date of sale
20 Tindari Way Wollert, VIC, 3750	\$310,000	Jun- 21
43 Budawang Way Wollert, VIC, 3750	\$385,000	Jul-21
41 Goodia Street Wollert, VIC, 3750	\$358,000	Aug-21

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Statement of Information

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Property offered for sale

Address
Including suburb and
postcode

Lot 1537, Wollert 3750 (360m2)

Indicative selling price

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

Single price \$362,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & 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 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
20 Tindari Way Wollert, VIC, 3750	\$310,000	Jun- 21
43 Budawang Way Wollert, VIC, 3750	\$385,000	Jul-21
41 Goodia Street Wollert, VIC, 3750	\$358,000	Aug-21

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Statement of Information

Single residential property located in the Melbourne metropolitan area

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Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
Period - From to Source

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Property offered for sale

Address
Including suburb and
postcode

Lot 1539, Wollert 3750 (313m2)

Indicative selling price

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

Single price \$319,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & 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 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 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Single residential property located in the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

Lot 1540, Wollert 3750 (315m2)

Indicative selling price

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

Single price \$321,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & CoreLogic

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Address of comparable property	Price	Date of sale
1 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

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Property offered for sale

Address
Including suburb and
postcode

Lot 1542, Wollert 3750 (314m2)

Indicative selling price

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

Single price \$321,000

or range between \$*

&

\$

Median sale price

Median price \$334,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & 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 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 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
13 Farmer Way Wollert, VIC, 3750	\$270,000	Jun-21
29 Kesenay Road Wollert, VIC, 3750	\$279,000	Jun-21

~~**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: 29.08.21