

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 Alma 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

or range
between

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

*House

X

*Unit

Suburb

Wollert

Period-from

01 Jun 2018

to

31 May 2019

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

9 Nightingale Road Wollert VIC 3750	\$495,000	04-Dec-18
12 Whitebark Street Wollert VIC 3750	\$510,000	24-May-19
54 Muzzlewood Way Wollert VIC 3750	\$530,000	16-Mar-19

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.~~

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9 Nightingale Road Wollert VIC 3750

4 2 2

Sold Price **\$495,000** Sold Date **04-Dec-18**

Distance **1.26km**



12 Whitebark Street Wollert VIC 3750

4 2 2

Sold Price ^{RS} **\$510,000** Sold Date **24-May-19**

Distance **0.38km**



54 Muzzlewood Way Wollert VIC 3750

4 2 2

Sold Price **\$530,000** Sold Date **16-Mar-19**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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