

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: 9 FENIX WAY 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 \$470,000 & \$495,000

**Median sale price**

(\*Delete house or unit as applicable)

Median Price: \$683,950 Property type: House Suburb: Wollert  
 Period-from: 01 Sep 2023 to 31 Aug 2024 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
34 KOPI WAY WOLLERT VIC 3750	\$485,000	20-Apr-24
32 TINDALES ROAD WOLLERT VIC 3750	\$515,000	18-May-24
1A ROSAMOND WAY EPPING VIC 3076	\$490,000	05-Jul-24

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: 23 September 2024

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APPROVED - Luke Murray Fowler  
 24/9/2024 [Signature]