Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/82 HIGHPARK DRIVE 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Other	Suburb	Wollert
Period-from	01 Jan 2021	to	31 Dec 2022	Source	Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 BIRCHMORE ROAD WOLLERT VIC 3750	$540,000	08-Dec-21
74 EDENVALE BOULEVARD WOLLERT VIC 3750	$573,000	27-Aug-21
37 CHAMPIONS PARADE WOLLERT VIC 3750	$600,500	20-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 January 2022

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11 BIRCHMORE ROAD WOLLERT VIC 3750

3 2 2

Sold Price RS **$540,000** Sold Date **08-Dec-21**

Distance **-**

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74 EDENVALE BOULEVARD WOLLERT VIC 3750

3 2 2

Sold Price **$573,000** Sold Date **27-Aug-21**

Distance **-**



37 CHAMPIONS PARADE WOLLERT VIC 3750

3 2 2

Sold Price **$600,500** Sold Date **20-Oct-21**

Distance **-**

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

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