

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

3 Grainger Drive, Wollert Vic 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$539,000

Median sale price

Median price \$581,200

House

X

Unit

Suburb Wollert

Period - From 01/04/2019

to

30/06/2019

Source REIV

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	8 Hemlock Way EPPING 3076	\$550,000	06/04/2019
2	43 Eynesbury Vw WOLLERT 3750	\$545,000	29/06/2019
3	8 Brigantia St EPPING 3076	\$518,000	15/04/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median House Price
June quarter 2019: \$581,200

Comparable Properties



8 Hemlock Way EPPING 3076 (REI)

Agent Comments

3 2 2

Price: \$550,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 4
Property Type: House (Res)

43 Eynesbury Vw WOLLERT 3750 (REI)

Agent Comments

3 2 2

Price: \$545,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: House



8 Brigantia St EPPING 3076 (REI)

Agent Comments

3 2 1

Price: \$518,000
Method: Private Sale
Date: 15/04/2019
Rooms: -
Property Type: House (Res)