

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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It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

Lot 1601, Wollert 3750 (340m2)

Indicative selling price

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

Single price \$367,000

or range between \$*

&

\$

Median sale price

Median price \$360,333

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
43 Scaffidi Way Wollert, VIC, 3750	\$371,000	Apr-22
47 Scaffidi Way Wollert, VIC, 3750	\$360,000	Feb-22
20 Milazzo Road Wollert, VIC, 3750	\$350,000	Feb-22

~~**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: 27.07.22

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Property offered for sale

Address
Including suburb and
postcode

Lot 1602, Wollert 3750 (312m2)

Indicative selling price

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

Single price \$353,000

or range between \$*

&

\$

Median sale price

Median price \$354,000

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
21 Tindari Way Wollert, VIC, 3750	\$355,000	Apr-22

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Property offered for sale

Address
Including suburb and
postcode

Lot 1603, Wollert 3750 (312m2)

Indicative selling price

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

Single price \$353,000

or range between \$*

&

\$

Median sale price

Median price \$354,000

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
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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 \$*

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\$

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

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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Address of comparable property	Price	Date of sale
43 Scaffidi Way Wollert, VIC, 3750	\$371,000	Apr-22
47 Scaffidi Way Wollert, VIC, 3750	\$360,000	Feb-22
20 Milazzo Road Wollert, VIC, 3750	\$350,000	Feb-22

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Property offered for sale

Address
Including suburb and
postcode

Lot 1606, Wollert 3750 (323m2)

Indicative selling price

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

Single price \$369,000

or range between \$*

&

\$

Median sale price

Median price \$360,333

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & CoreLogic

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47 Scaffidi Way Wollert, VIC, 3750	\$360,000	Feb-22
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Single price or range between \$* & \$

Median sale price

Median price \$ Property type Suburb
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Property offered for sale

Address
Including suburb and
postcode

Lot 1608, Wollert 3750 (312m2)

Indicative selling price

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

Single price \$350,000

or range between \$*

&

\$

Median sale price

Median price \$354,000

Property type Land

Suburb Wollert

Period - From 6 Months

to

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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
76 Arnaud Loop Wollert, VIC, 3750	\$440,000	Jul-22
9 Briscola Crescent Wollert, VIC, 3750	\$430,000	Feb-22
11 Glenwood Avenue Wollert, VIC, 3750	\$442,000	Feb-22

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Property offered for sale

Address
Including suburb and
postcode

Lot 1614, Wollert 3750 (337m2)

Indicative selling price

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

Single price \$388,000

or range between \$*

&

\$

Median sale price

Median price \$360,333

Property type Land

Suburb Wollert

Period - From 6 Months

to

Source Realestate.com.au & CoreLogic

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