

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 27 Clavell Crescent, WOLLERT

Indicative selling price

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

Single Price: \$700,000

Median sale price

Median price \$624,000 *House Suburb WOLLERT
Period - From 08/03/2018 to 1/03/2019 Source Realestate.com.au

Comparable property sales

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
11 Seppies Road, Wollert	\$627,000	27/11/2018
35 De Rossi Boulevard, Wollert	\$600,000	10/11/2018
6 Alessi Avenue, Wollert	\$632,500	03/11/2018

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