

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

29 Allendale Avenue, Wollert Vic 3750

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$585,000

Property Type House

Suburb Wollert

Period - From 01/07/2018

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 Bambra Way WOLLERT 3750	\$561,000	19/06/2019
2	67 Linfield Pde WOLLERT 3750	\$510,000	15/07/2019
3	27 Bambra Way WOLLERT 3750	\$446,000	11/06/2019

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.~~

This Statement of Information was prepared on:

16/09/2019



3 2 2

Property Type: HOUSE
Land Size: 303 sqm approx
Agent Comments

Indicative Selling Price
\$499,000
Median House Price
Year ending June 2019: \$585,000

Comparable Properties



8 Bambra Way WOLLERT 3750 (REI)

Agent Comments

3 2 2

Price: \$561,000
Method: Private Sale
Date: 19/06/2019
Property Type: House (Res)



67 Linfield Pde WOLLERT 3750 (REI/VG)

Agent Comments

3 2 2

Price: \$510,000
Method: Private Sale
Date: 15/07/2019
Rooms: 4
Property Type: House
Land Size: 290 sqm approx

27 Bambra Way WOLLERT 3750 (VG)

Agent Comments

3 - -

Price: \$446,000
Method: Sale
Date: 11/06/2019
Property Type: House (Res)
Land Size: 262 sqm approx