

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

260 Craigieburn Road, Wollert Vic 3750

Indicative selling price

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

Single price \$340,000

Median sale price

Median price \$625,000

House

X

Unit

Suburb Wollert

Period - From 01/04/2018

to 30/06/2018

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	132 The Parade WOLLERT 3750	\$361,000	03/07/2018
2	5 Crawford Cr WOLLERT 3750	\$348,000	22/07/2018
3	78 Steen Av WOLLERT 3750	\$347,000	30/05/2018

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
\$340,000
Median House Price
June quarter 2018: \$625,000

Comparable Properties

132 The Parade WOLLERT 3750 (REI)

Agent Comments



Price: \$361,000
Method: Private Sale
Date: 03/07/2018
Rooms: -
Property Type: Land (Res)
Land Size: 400 sqm approx

5 Crawford Cr WOLLERT 3750 (VG)

Agent Comments



Price: \$348,000
Method: Sale
Date: 22/07/2018
Rooms: -
Property Type: Land
Land Size: 376 sqm approx

78 Steen Av WOLLERT 3750 (VG)

Agent Comments



Price: \$347,000
Method: Sale
Date: 30/05/2018
Rooms: -
Property Type: Land
Land Size: 411 sqm approx