

## 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

Lot 747 Graphite Crescent , Wollert 3750

### Indicative selling price

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

Single price \$377,000 or range between \$\* & \$

### Median sale price

Median price \$345,000 Property type Land Suburb Wollert

Period - From Jul-18 to Sep-18 Source Charter Keck Cramer

### 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 Lot 663 Riverine Street, Wollert 3750 (512m <sup>2</sup> )	\$370,000	Oct-17
2 Lot 502 Shale Way, Wollert 3750 (512m <sup>2</sup> )	\$328,000	Jul-17
3 Lot 504 Shale Way, Wollert 3750 (512m <sup>2</sup> )	\$328,000	Jun-17

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: 16/9/19