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

19 Farmley Way, Wollert Vic 3750

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.au	/underquoting				
Single price	e \$680,000							
Median sale price								
Median price	\$578,750	Property Type House			Suburb Wollert			
Period - From	01/01/2019	to	31/12/2019	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.

Ado	dress of comparable property	Price	Date of sale
1	5 Sunlight Av EPPING 3076	\$690,000	10/11/2019
2	20 Joyfields PI WOLLERT 3750	\$685,000	29/02/2020
3	7 Eclipse Av EPPING 3076	\$677,000	16/11/2019

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:

18/03/2020 17:05









Property Type: House Land Size: 512 sqm approx Agent Comments Indicative Selling Price \$680,000 Median House Price Year ending December 2019: \$578,750

Comparable Properties

5 Sunlight Av EPPING 3076 (VG) 	Agent Comments		
Price: \$690,000 Method: Sale			
Date: 10/11/2019 Property Type: House (Res) Land Size: 449 sqm approx			
20 Joyfields PI WOLLERT 3750 (REI)	Agent Comments		
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Price: \$685,000			
Method: Auction Sale Date: 29/02/2020			
Property Type: House (Res)			
7 Eclipse Av EPPING 3076 (VG)	Agent Comments		
 3 - -			
Price: \$677,000			
Method: Sale			
Date: 16/11/2019 Property Type: House (Res)			
Land Size: 574 sqm approx			

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.