

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 consumer.vic.gov.au/underquoting

Single price \$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.

	Address 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



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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

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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

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Price: \$677,000
Method: Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 574 sqm approx