

## 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

71 JARDIN ROAD WOLLERT VIC 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

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Other

Suburb

Wollert

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

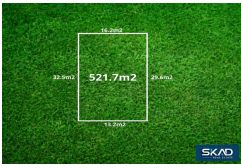
Date of sale

6 SYRAH PARADE WOLLERT VIC 3750	\$514,000	11-Oct-21
1 HUGEL PLACE WOLLERT VIC 3750	\$481,000	26-Oct-21
4 YORK PARADE WOLLERT VIC 3750	\$600,000	18-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 24 March 2022



**6 SYRAH PARADE WOLLERT VIC 3750**

- - -

Sold Price

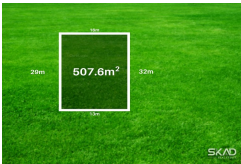
**\$514,000**

Sold Date

**11-Oct-21**

Distance

**1km**



**1 HUGEL PLACE WOLLERT VIC 3750**

- - -

Sold Price

**\$481,000**

Sold Date

**26-Oct-21**

Distance

**0.82km**



**4 YORK PARADE WOLLERT VIC 3750**

- - -

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**18-Feb-22**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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