

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

7/62 Anzac Drive Wollert VIC 3750

Indicative selling price

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

Single Price

or range
between

\$365,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Unit

Suburb

Wollert

Period-from

01 Oct 2020

to

30 Sep 2021

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

9/62 Anzac Drive Wollert VIC 3750	\$358,000	16-Apr-21
23 Swagman Walk Wollert VIC 3750	\$360,000	30-Apr-21
24 Swagman Walk Wollert VIC 3750	\$355,000	13-Jun-21

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: 19 October 2021



9/62 Anzac Drive Wollert VIC 3750 Sold Price **\$358,000** Sold Date **16-Apr-21**

 2  1  1

Distance **0.01km**



23 Swagman Walk Wollert VIC 3750 Sold Price **\$360,000** Sold Date **30-Apr-21**

 2  1  1

Distance **0.88km**



24 Swagman Walk Wollert VIC 3750 Sold Price **\$355,000** Sold Date **13-Jun-21**

 2  1  1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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