

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61 ALKIRA BOULEVARD, WOLLERT, VIC

4 2 2

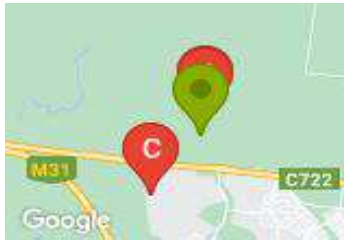
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$700,000 to \$770,000**

Provided by: Aman Verma, Harcourts Rata & Co

MEDIAN SALE PRICE



WOLLERT, VIC, 3750

Suburb Median Sale Price (House)

\$683,000

01 December 2023 to 29 February 2024

Provided by: pricerfinder

COMPARABLE PROPERTIES

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.



11 BROLO ST, WOLLERT, VIC 3750

4 3 2

Sale Price

\$710,000

Sale Date: 19/01/2024

Distance from Property: 254m



7 BROLO ST, WOLLERT, VIC 3750

4 3 2

Sale Price

\$705,000

Sale Date: 30/10/2023

Distance from Property: 234m



19 LEYBURN PDE, WOLLERT, VIC 3750

3 2 2

Sale Price

\$705,000

Sale Date: 11/11/2023

Distance from Property: 1.2km



This report has been compiled on 25/03/2024 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2024 - www.pricerfinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale. It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

61 ALKIRA BOULEVARD, WOLLERT, VIC 3750


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$700,000 to \$770,000

Median sale price

Median price \$683,000 Property type House Suburb WOLLERT

Period 01 December 2023 to 29 February 2024 Source 

Comparable property sales

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
11 BROLO ST, WOLLERT, VIC 3750	\$710,000	19/01/2024
7 BROLO ST, WOLLERT, VIC 3750	\$705,000	30/10/2023
19 LEYBURN PDE, WOLLERT, VIC 3750	\$705,000	11/11/2023

This Statement of Information was prepared on: 25/03/2024