

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

6/26 RYRIE GROVE 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Wollert

Period-from

01 Dec 2023

to

30 Nov 2024

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

15 FLORENTINO STREET WOLLERT VIC 3750	\$404,000	27-Jun-24
15 EDITH STREET EPPING VIC 3076	\$410,000	08-Aug-24
31 ALLUMBA WAY WOLLERT VIC 3750	\$420,000	23-Nov-24

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: 03 December 2024



15 FLORENTINO STREET WOLLERT VIC 3750

Sold Price

\$404,000

Sold Date

27-Jun-24

2

1

1

Distance

0.22km



15 EDITH STREET EPPING VIC 3076

Sold Price

\$410,000

Sold Date

08-Aug-24

2

1

-

Distance

1.42km



31 ALLUMBA WAY WOLLERT VIC 3750

Sold Price

^{RS} **\$420,000**

Sold Date

23-Nov-24

2

1

1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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