

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

23 INNES STREET 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

House

Suburb

Wollert

Period-from

01 Feb 2024

to

31 Jan 2025

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

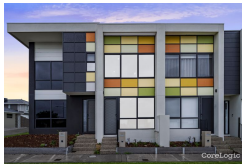
Date of sale

22A TARLO WALK WOLLERT VIC 3750	\$480,000	19-Sep-24
2 NANGAR STREET WOLLERT VIC 3750	\$465,000	06-Apr-24
11 BYADUK WALK WOLLERT VIC 3750	\$500,000	04-Sep-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: 26 February 2025



22A TARLO WALK WOLLERT VIC 3750

Sold Price

^{RS} **\$480,000**

Sold Date

19-Sep-24

 2  2  1

Distance

0.23km



2 NANGAR STREET WOLLERT VIC 3750

Sold Price

\$465,000

Sold Date

06-Apr-24

 2  2  1

Distance

0.43km



11 BYADUK WALK WOLLERT VIC 3750

Sold Price

\$500,000

Sold Date

04-Sep-24

 2  1  1

Distance

1.24km



47 KANANGRA TERRACE WOLLERT VIC 3750

Sold Price

\$440,000

Sold Date

27-Aug-24

 2  2  1

Distance

0.43km



4/153 TESSELAAR ROAD EPPING VIC 3076

Sold Price

\$446,000

Sold Date

30-Nov-24

 2  1  1

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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