

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	20 Suffolk Place, Wollert Vic 3750
Including suburb and	
postcode	

Indicative selling price

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

Single price \$759,000

Median sale price

Median price	\$540,000	Hou	ıse X	Unit		Suburb	Wollert
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	3 Joyfields Pl WOLLERT 3750	\$755,000	23/09/2017
2	29 Grandstand Way WOLLERT 3750	\$730,000	21/10/2017
3	19 Joyfields PI WOLLERT 3750	\$710,000	25/11/2017

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 six months.















Rooms:

Property Type: House (New -

Detached)

Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price \$759,000 **Median House Price** September quarter 2017: \$540,000

Comparable Properties

3 Joyfields PI WOLLERT 3750 (REI)

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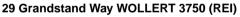


Price: \$755,000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments









Price: \$730.000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res)

Agent Comments



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Price: \$710,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177





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