

Andrew Kasimatis 0401 000 806 andrew.kasimatis@harcourts.com.au

Date of sale

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	40 Anzac Drive, Wollert Vic 3750
Including suburb and	
postcode	

Indicative selling price

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

Single price \$275,000

Median sale price

Median price	\$496,250	Hou	ise X	Unit		Suburb	Wollert
Period - From	01/07/2016	to	30/06/2017		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.

Address of comparable property

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1	Lor 10/86-100 Brush Rd EPPING 3076	\$242,000	01/06/2017
2	12 Prowse Wlk EPPING 3076	\$239,000	05/04/2017
3	201 Saltlake Blvd WOLLERT 3750	\$214,000	24/05/2017

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.

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Price



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> **Indicative Selling Price** \$275,000 **Median House Price**

Year ending June 2017: \$496,250

Andrew Kasimatis









Property Type: Land (Res) Land Size: 350 sqm approx

Agent Comments

Comparable Properties



Lor 10/86-100 Brush Rd EPPING 3076 (REI)







Agent Comments 303m2 Approx

Price: \$242,000 Method: Private Sale Date: 01/06/2017 Rooms: -

Property Type: Land



12 Prowse Wik EPPING 3076 (REI)







Agent Comments 333m2 Approx.

Price: \$239,000 Method: Private Sale Date: 05/04/2017

Rooms: -

Property Type: Land

201 Saltlake Blvd WOLLERT 3750 (VG)

-





Agent Comments

Price: \$214.000 Method: Sale Date: 24/05/2017

Rooms: -

Property Type: Land Land Size: 350 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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