

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sa |
|-------------------------|
|-------------------------|

| Address | 14 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 \$949,000

Median sale price

| Median price | \$540,000 | Hou | se 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.

Address of comparable property Price Date of sale 1 3 Viewgrand Blvd EPPING 3076 \$1,170,000 14/10/2017 2 5 Nesting Ct EPPING 3076 \$880,000 07/10/2017

OR

3

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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115 Allumba Way WOLLERT 3750

\$785,000

28/07/2017

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Rooms:

Property Type: Land Land Size: 523 sqm approx

Agent Comments

Indicative Selling Price \$949,000 **Median House Price** September quarter 2017: \$540,000

Comparable Properties

3 Viewgrand Blvd EPPING 3076 (REI)





Agent Comments

Price: \$1,170,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

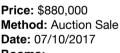
Property Type: House Land Size: 612 sqm approx

5 Nesting Ct EPPING 3076 (REI)





Agent Comments



Rooms: -

Property Type: House Land Size: 809 sqm approx

115 Allumba Way WOLLERT 3750 (REI/VG)





Agent Comments



Price: \$785,000 Method: Private Sale Date: 28/07/2017 Rooms: 5

Property Type: House Land Size: 420 sqm approx

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