

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

118 THE PARADE 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Wollert

Period-from

01 Apr 2024

to

31 Mar 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

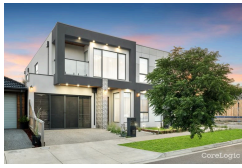
12 IBERIA STREET WOLLERT VIC 3750	\$1,185,000	01-Mar-25
4 BELDI STREET WOLLERT VIC 3750	\$990,000	04-Feb-25
1277 EDGARS ROAD WOLLERT VIC 3750	\$1,287,000	24-Mar-25

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: 08 April 2025

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12 IBERIA STREET WOLLERT VIC 3750

Sold Price

^{RS}

\$1,185,000

Sold Date

01-Mar-25

6

3

2

Distance

1.6km



4 BELDI STREET WOLLERT VIC 3750

Sold Price

^{RS}

\$990,000

Sold Date

04-Feb-25

4

4

2

Distance

1.2km



1277 EDGARS ROAD WOLLERT VIC 3750

Sold Price

^{RS}

\$1,287,000

Sold Date

24-Mar-25

4

3

2

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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