

## 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

22A TARLO WALK WOLLERT VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Other

Suburb

Wollert

Period-from

01 Jul 2023

to

30 Jun 2024

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

6 BAROOL STREET WOLLERT VIC 3750	\$430,000	13-Apr-24
7 RAMORNIE LOOP WOLLERT VIC 3750	\$442,000	05-Feb-24
2 NANGAR STREET WOLLERT VIC 3750	\$465,000	06-Apr-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.~~

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Mike Assaad

P 94080300

M 0499249954

E mike.assaad@raywhite.com



**6 BAROOL STREET WOLLERT VIC 3750**

Sold Price

**\$430,000**

Sold Date

**13-Apr-24**

 2  2  1

Distance

**0.08km**



**7 RAMORNIE LOOP WOLLERT VIC 3750**

Sold Price

**\$442,000**

Sold Date

**05-Feb-24**

 2  2  1

Distance

**0.12km**



**2 NANGAR STREET WOLLERT VIC 3750**

Sold Price

**\$465,000**

Sold Date

**06-Apr-24**

 2  2  1

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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