

The RayWhite logo is positioned in the top right corner of the image. It consists of the brand name "RayWhite." in a bold, black, sans-serif font, set against a bright yellow rectangular background.A photograph of a family—a woman, a man, and a young child—standing in a bright, modern hallway. They are all smiling and looking at a large open brochure held by the man. The woman is on the left, wearing a black blazer and a yellow and white chevron scarf. The man is in the center, wearing a dark blue V-neck sweater and grey trousers, holding the child. The child is wearing a white sweater and patterned pants. To the right, a man in a dark blue suit and checkered shirt is holding a tablet and looking towards the family. The background shows a hallway with white walls and a modern light fixture.

# Statement of information

37 EDENVALE BOULEVARD, WOLLERT, VIC 3750  
PREPARED BY GARVIT MEDIRATTA, RAY WHITE WOLLERT

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

37 EDENVALE BOULEVARD, WOLLERT, VIC 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$750,000 to \$825,000


### Median sale price

Median price: \$684,950

Property type: House

Suburb: WOLLERT

Period: 01 April 2024 to 30 September 2024

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
30 LA TOUR BVD, WOLLERT, VIC 3750	*\$815,000	16/09/2024
8 VANIN ST, WOLLERT, VIC 3750	\$800,000	24/08/2024
33 VARANASI DR, WOLLERT, VIC 3750	\$762,500	07/09/2024

This Statement of Information was prepared on: 01/11/2024