

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1 Thyme Park Way 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 or range between \$940,00 & \$990,000

Median sale price

(*Delete house or unit as applicable)

Median price \$645,000 *House Suburb Wollert
Period - From 30/11/2020 to 30/11/2021 Source Realestate.com

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
20 Pavilion Bvd, Wollert, Vic 3750	1,540,000	15 Nov 2021
9 Cotchin Close, Wollert, Vic 3750	1,321,000	15 Nov 2021
197 Saltlake Boulevard, Wollert, Vic 3750	1,000,000	20 Nov 2021

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.