

## 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

19 TAGGIASCA DRIVE WOLLERT VIC 3750

### Indicative selling price

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

Single Price

\$615,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Wollert

Period-from

01 Jun 2024

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 41 MYRTLEFORD STREET WOLLERT VIC 3750 | \$627,000 | 23-Feb-25 |
| 10 THE BURCHETT WOLLERT VIC 3750      | \$605,000 | 30-Apr-25 |
| 19 MOSS ROAD WOLLERT VIC 3750         | \$610,000 | 15-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: 16 June 2025



## 41 MYRTLEFORD STREET WOLLERT VIC 3750

3 2 2

Sold Price

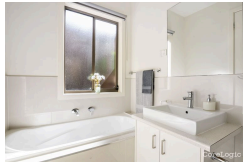
**\$627,000**

Sold Date

**23-Feb-25**

Distance

**0.44km**



## 10 THE BURCHETT WOLLERT VIC 3750

3 2 1

Sold Price

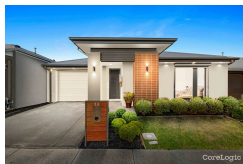
<sup>RS</sup> **\$605,000**

Sold Date

**30-Apr-25**

Distance

**0.67km**



## 19 MOSS ROAD WOLLERT VIC 3750

3 2 1

Sold Price

**\$610,000**

Sold Date

**15-Mar-25**

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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