

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

4 AMFISSA STREET 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Other

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

12 AMFISSA STREET WOLLERT VIC 3750	\$710,000	20-Mar-25
48 SIMMENTAL ROAD WOLLERT VIC 3750	\$710,000	12-Apr-25
7 LOWLINE WAY WOLLERT VIC 3750	\$711,000	15-Apr-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.

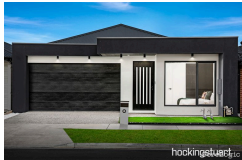
This Statement of Information was prepared on: 11 June 2025



12 AMFISSA STREET WOLLERT VIC 3750 Sold Price **\$710,000** Sold Date **20-Mar-25**

4 2 2

Distance **0.04km**



48 SIMMENTAL ROAD WOLLERT VIC 3750 Sold Price Sold Date **12-Apr-25**

4 2 2

Distance **0.05km**



7 LOWLINE WAY WOLLERT VIC 3750 Sold Price **\$711,000** Sold Date **15-Apr-25**

4 2 2

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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