



32m

14m

JATIN  
0448 440 179

448m<sup>2</sup>

32m

House

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

157 The Parade,  
WOLLERT 3750

### Indicative selling price

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

**Range \$400,000 - \$410,000**

### Median sale price

Median **House** for **WOLLERT** for period **Jul 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$315,000**

### 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 agent's representative considers to be the most comparable to the property for sale.

**106 The Parade,**  
Wollert 3750

Price **\$350,000** Sold 24  
October 2018

**22 Bullion Avenue,**  
Wollert 3750

Price **\$390,000** Sold 08  
November 2018

**2 Ewing Avenue,**  
Wollert 3750

Price **\$345,000** Sold 11  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

#### Contact agents

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