

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

38 Leandon Avenue,  
WOLLERT 3750

### Indicative selling price

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

**Range \$520,000 - \$550,000**

### Median sale price

Median **House** for **WOLLERT** for period **Jan 2019 - Mar 2019**

Sourced from **Pricefinder**.

**\$557,000**

### 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.

**12 Whitebark Street,**  
Wollert 3750

Price **\$510,000** Sold 28 May  
2019

**60 Harvest Home Road,**  
Wollert 3750

Price **\$588,000** Sold 23 April  
2019

**54 Muzzlewood Way,**  
Wollert 3750

Price **\$530,000** Sold 16  
March 2019

### 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.

House

4 beds

2 baths

1 parking

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



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