



28.4m

12.5m

356m<sup>2</sup>

28.4m

Vacant Land

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**33 Manorwood Crescent,  
WOLLERT 3750**

### Indicative selling price

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

**Range \$285,000 - \$290,000**

### Median sale price

Median **Vacant Land** for **WOLLERT** for period **Jan 2019 - Mar 2019**

Sourced from **Price finder**.

**\$352,000**

### 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.

**1 Cinnamon Ct,**  
Wollert 3750

**Price \$315,000** Sold 29  
January 2019

**Lot 925 Panama St,**  
Wollert 3750

**Price \$330,000** Sold 30  
October 2018

**12 Canonbury Ave,**  
Wollert 3750

**Price \$280,000** Sold 26  
October 2018

This Statement of Information was prepared on 8th Oct 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 Price finder.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



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