

14m

32m

448m<sup>2</sup>

32m

Vacant Land

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**24 (Lot 155) Kendon Drive,  
WOLLERT 3750**

### Indicative selling price

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

**Single price \$325,000**

### Median sale price

Median **Vacant Land** for **WOLLERT** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$300,000**

### 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.

**25 MANORWOOD CR,**  
WOLLERT 3750

Price **\$330,000** Sold 18  
September 2019

**LOT 304 WOODCREST CR,**  
WOLLERT 3750

Price **\$355,000** Sold 18  
September 2019

**LOT 618 PECKHAM AVE,**  
WOLLERT 3750

Price **\$317,000** Sold 26 June  
2019

This Statement of Information was prepared on 18th Sep 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.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents

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