

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale Lot 620 Graphite 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 \$600,000 - \$660,000**

### Median sale price

Median **House** for **WOLLERT** for period **Jul 2018 - Sep 2019**

Sourced from **pricefinder**.

**\$586,000**

### 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.

**7 Henbury Way,**  
wollert 3750

Price **\$627,500** Sold 01  
August 2019

**3 henbury way,**  
wollert 3750

Price **\$619,900** Sold 01  
August 2019

**36 paramountrise,**  
wollert 3750

Price **\$648,500** Sold 06 July  
2019

This Statement of Information was prepared on 22nd Nov 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

2 parking

**SKAD Real Estate  
Thomastown**

177 High Street,  
Thomastown VIC 3074

### Contact agents



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