

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 35 BIRCHMORE ROAD, WOLLERT VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$500,000 & \$550,000

Median sale price

Median price \$500,000 House ☒ Unit ☐ Suburb WOLLERT VIC 3750

Period - From 01/01/2017 to 31/03/2017 Source PROPERTY DATA

Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 – 19 OVERNEWTON WAY, WOLLERT	\$537,000	20/05/2017
2 – 31 WARRUGA CRESCENT, WOLLERT	\$562,000	03/06/2017
3 – 9 YUMBARRA PARADE, WOLLERT	\$595,000	27/05/2017

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