



The Realest
Estate.

Kamal Kanaan
70188588
0401 735 299

kamal@therealestestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Bambra Way, Wollert Vic 3750

Indicative selling price

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

Range between

\$580,000

&

\$628,000

Median sale price

Median price

\$625,000

House

X

Unit

Suburb

Wollert

Period - From

01/04/2018

to

30/06/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- 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	136 Highpark Dr WOLLERT 3750	\$662,000	06/04/2018
2	37 Topcliffe Rd WOLLERT 3750	\$611,000	14/06/2018
3	23 Bancroft St WOLLERT 3750	\$605,000	05/05/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House (New - Detached)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



136 Highpark Dr WOLLERT 3750 (REI/VG)

Agent Comments



Price: \$662,000

Method: Private Sale

Date: 06/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 400 sqm approx



37 Topcliffe Rd WOLLERT 3750 (REI)

Agent Comments



Price: \$611,000

Method: Sold Before Auction

Date: 14/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 350 sqm approx



23 Bancroft St WOLLERT 3750 (REI)

Agent Comments



Price: \$605,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)