

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**12 Canonbury avenue,  
WOLLERT 3750**

### Indicative selling price

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

**Range \$570,000 - \$595,000**

### Median sale price

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

Sourced from **price finder**.

**\$582,750**

### 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.

**112 Jardin Road,**  
Wollert 3750

Price **\$564,000** Sold 04  
October 2019

**39 Allendale Avenue,**  
Wollert 3750

Price **\$580,000** Sold 19  
September 2019

**11 Piccadilly Drive,**  
Wollert 3750

Price **\$580,000** Sold 16  
September 2019

This Statement of Information was prepared on 14th 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.

House

4 beds

2 baths

2 parking

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



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