

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 2/2 Ryrie Grove, WOLLERT 3750

#### Indicative selling price

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

**Range \$330,000 - \$360,000**

#### Median sale price

Median **Unit** for **WOLLERT** for period **Apr 2019 - Jun 2019**

Sourced from **PriceFinder**.

**\$337,500**

#### 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.

**4/20 Maserati Drive,**  
Epping 3076

Price **\$407,500** Sold 05 July  
2019

**8/108 Maserati Drive,**  
Epping 3076

Price **\$401,000** Sold 02  
April 2019

**34/12 Kirkland Crt,**  
Epping 3076

Price **\$351,000** Sold 17 June  
2019

This Statement of Information was prepared on 20th 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.

Unit

2 beds

1 baths

1 parking

#### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

#### Contact agents



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