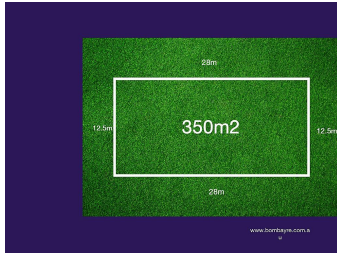


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 VILLARD ROAD, WOLLERT, VIC 3750



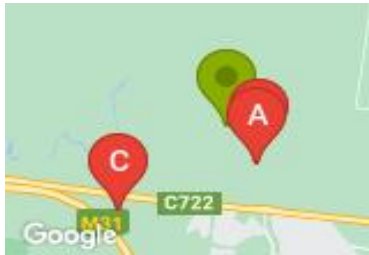
Indicative Selling Price

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

Price Range: \$310,000 to \$340,000

Provided by: Fatima Ali, Bombay Real Estate Pty Ltd

MEDIAN SALE PRICE



WOLLERT, VIC, 3750

Suburb Median Sale Price (Vacant Land)

\$390,000

01 January 2023 to 31 March 2023

Provided by: 

COMPARABLE PROPERTIES

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.



50 PIANO RD, WOLLERT, VIC 3750



Sale Price

\$295,000

Sale Date: 01/02/2023

Distance from Property: 666m



32 AEOLIAN DR, WOLLERT, VIC 3750



Sale Price

\$320,000

Sale Date: 25/02/2023

Distance from Property: 613m



2 MISSY ST, WOLLERT, VIC 3750



Sale Price

\$264,410

Sale Date: 31/05/2023

Distance from Property: 1.9km



This report has been compiled on 30/06/2023 by Bombay Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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