

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 435 Gurdies-St-Heliers Road, WOODLEIGH 3945

### Indicative selling price

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

**Range \$410,000 - \$450,000**

### Median sale price

**Not provided**

### 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.

**650 Nyora-St Helier Road,**  
Woodleigh 3945

Price **\$324,000** Sold 29  
December 2016

**350 Nyora-St Helier Road,**  
Woodleigh 3945

Price **\$880,000** Sold 22 June  
2017

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

### 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

House



3 beds



1 baths



7 parking

### Grant's Estate Agents - Berwick

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BERWICK VIC 3806

### Contact agents



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