



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 2325 Anzac Drive, WOLLERT 3750

## Indicative selling price

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

**Range from \$600,000 -  
\$650,000**

## Median sale price

Median **House** for **Wollert** for period **Oct 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$490,000**

## 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.

**46 Empress Avenue,** Price **\$615,000** Sold 29 April 2017  
Wollert 3750

**97 Allumba Way,** Price **\$525,000** Sold 27 April 2017  
Wollert 3750

**26 Timble Close,** Price **\$575,000** Sold 21 April 2017  
Wollert 3750

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.

## Contact agents

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