

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

52 Empress Avenue, Wollert, VIC 3750

INDICATIVE SELLING PRICE

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

Single Price \$1,100,000

MEDIAN SALE PRICE

Median price \$505,000 | House | Wollert (3750)

Period - From 6 November 2017 to 11 November 2017 | Source - REA

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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
59 GREENFIELDS DR, EPPING VIC 3076	\$940,000	30/06/2017
15 SUNLIGHT AVE, EPPING VIC 3076	\$902,000	07/10/2017
76 BELLAVISTA DR, WOLLERT VIC 3750	\$800,000	06/10/2017