

31.1m<sup>2</sup>

12.5m<sup>2</sup>

389m<sup>2</sup>

APPROX

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

39 Woodcrest Way,  
WOLLERT 3750

### Indicative selling price

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

**Range \$280,000 - \$290,000**

### Median sale price

Median **Vacant Land** for **WOLLERT** for period **Jan 2019 - Mar 2019**  
Sourced from **Pricefinder**.

**\$303,000**

### 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.

<b>Lot 102 Manorwood Crescent,</b> Wollert 3750	Price <b>\$285,000</b> Sold 03 July 2019
<b>1 Cinnamon Court,</b> Wollert 3750	Price <b>\$315,000</b> Sold 29 January 2019
<b>13 Wollemi Avenue,</b> Wollert 3750	Price <b>\$335,000</b> Sold 19 February 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.

### One Group Realty

138 Epping Road,  
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### Contact agents



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