

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

**PROPERTY OFFERED FOR SALE:** 82 SPRINGBANK ROAD WOLLERT 3750

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*unit  Suburb or locality   
Period -  to  Source   
From

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five 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
1 31 Wallagaraugh Parkway Wollert VIC 3750 458m2	\$ 376,500	8/11/2017
2 1 Kilwarrie Street Wollert VIC 3750 477m2	\$ 376,000	15/11/2017
3 Lot 2657, 3 Althorp Street 546m 2	\$ 390,000	3/11/2017