



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**28 Botany Avenue,  
WOLLERT 3750**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$510,000 - \$550,000**

### Median sale price

Median **House** for **WOLLERT** for period **Jul 2019 - Sep 2019**

Sourced from **Price Finder**.

**\$591,500**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**53 Budawang Way,**  
Wollert 3750

Price **\$590,000** Sold 14 June  
2019

**49 Aberfeldy Grove,**  
Wollert 3750

Price **\$576,000** Sold 13 June  
2019

**38 Gammage Boulevard,**  
Epping 3076

Price **\$515,000** Sold 30  
November 2019

This Statement of Information was prepared on 4th Dec 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 Price Finder.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents

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