



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 18 Bancroft Street, WOLLERT 3750

### Indicative selling price

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

**Range \$550,000 - \$580,000**

### Median sale price

Median **House** for **WOLLERT** for period **Oct 2018 - Sep 2019**  
Sourced from **pricefinder**.

**\$580,000**

### 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.

**6 Bangalay Rise,**  
Wollert 3750

Price **\$567,000** Sold 25  
October 2019

**228 Epping Road,**  
Wollert 3750

Price **\$535,000** Sold 13 May  
2019

**15 Yumbarra Parade,**  
Wollert 3750

Price **\$545,000** Sold 09  
August 2019

This Statement of Information was prepared on 6th Nov 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.

House



4 beds



2 baths



2 parking

**STARR**

### Starr Property Group

Level 1, Suite 3, Brookside Central,  
9 - 12 Federation Way,  
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### Contact agents



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