

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 31 Warruga Crescent, 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 from \$ 550,000 - \$ 605,000**

### Median sale price

Median **House** for **Wollert** for period **Oct 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 490,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>10 Muzzlewood Way,</b> Wollert 3750	<b>Price \$ 585,000</b> Sold 25 February 2017
<b>27 Sunfield Drive,</b> Wollert 3750	<b>Price \$ 570,000</b> Sold 14 February 2017
<b>14 Tindales Road,</b> Wollert 3750	<b>Price \$ 590,000</b> Sold 05 December 2016

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.

### Contact agents

 **Keb Nguyen**  
Ray White

0434 532 137  
[keb.nguyen@raywhite.com](mailto:keb.nguyen@raywhite.com)

### Ray White Reservoir

286 Broadway,  
Reservoir VIC 3073