

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Pinot Street, Waurin Ponds, VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$609,000 & \$639,000

Median sale price

Median price \$621,500 *House X *Unit Suburb or locality Waurin Ponds
Period - From August 2018 to August 2019 Source pricefinder.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
7 Rene Street, Waurin Ponds, VIC 3216	\$635,000	29/04/2019
31 Tannin Way, Waurin Ponds, VIC 3216	\$630,000	06/02/2019
26 Blackheath Mews, Waurin Ponds, VIC 3216	\$655,000	04/03/2019