

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Tree Street, WAURN PONDS 3216

Indicative selling price

**\$485,000 - \$515,000**

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

Median sale price

**\$500,000**

Median **House** for **Waurn Ponds** for period **May 2016 - May 2017**  
Sourced from **Pricefinder**.

## 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>22 Iroironbark St,</b> Waurn Ponds 3216	<b>\$520,000</b>	Sold 31 March 2017
<b>35 Burgundy,</b> Waurn Ponds 3216	<b>\$530,000</b>	Sold 17 March 2017
<b>26 Shriaz Drive,</b> Waurn Ponds 3216	<b>\$492,000</b>	Sold 09 March 2017

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

## Contact agents

 **Michelle Winckle**

03 5241 1488

0416 117 978

[michelle.winckle@hayeswinckle.com.au](mailto:michelle.winckle@hayeswinckle.com.au)

**Team 3216 Pty Ltd t/as Hayeswinckle  
Agent**

79 Barrabool Road,  
Highton VIC 3216