



Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Muscat Place, WAURN PONDS 3216

Indicative selling price

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

Range \$445,000 - \$475,000

Median sale price

Median **House** for **WAURN PONDS** for period **Apr 2018 - Mar 2019**
Sourced from **Pricefinder**.

\$630,000

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.

20 Vioigner Place,
Waurm Ponds 3216

Price \$466,000 Sold 16
December 2017

4 Elm Court,
Waurm Ponds 3216

Price \$495,000 Sold 02
December 2017

5 Tree Street,
Waurm Ponds 3216

Price \$509,000 Sold 12
January 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



3 beds



1 baths



1 parking

**Team 3216 Pty Ltd t/as
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Contact agents



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