

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 118 - Banrock Court, Waurm Ponds, 3216
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### Indicative selling price

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

Single price \$ 470,000 or range between &

### Median sale price

Median price \$ 425,000 Property type Vacant Land Suburb Waurm Ponds

Period - From 1/01/2024 to 31/03/2024 Source Oliver Hume

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 23 Sep 2024