



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/21 Ghazeepore Road,  
WAURN PONDS 3216

### Indicative selling price

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

**Range \$499,000 - \$548,900**

### Median sale price

Median **House** for **WAURN PONDS** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$530,000**

### Comparable property sales

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 the most comparable to the property for sale.

**28 Tannin Way,**  
Waur n Ponds 3216

Price **\$565,000** Sold 16  
March 2016

**10 Bodega Street,**  
Waur n Ponds 3216

Price **\$500,000** Sold 14  
September 2016

**5 Mumm Street,**  
Waur n Ponds 3216

Price **\$525,000** Sold 29  
January 2017

### 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

4 beds

2 baths

2 parking

### Contact agents



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