

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

Lot 110 - 69-93 Hams Road, Waurn Ponds, 3216

Indicative selling price

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

Single price \$ 485,000

or range between

&

Median sale price

Median price \$ 400,000

Property type

Vacant Land

Suburb

Waurn Ponds

Period - From

1/10/2022

to

31/12/2022

Source

Oliver Hume

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 205 - Sian Circuit, Waurn Ponds, 3216	\$ 432,000	30/10/2021
2 Lot 205 - Sian Circuit, Waurn Ponds, 3216	\$ 432,000	30/10/2021
3 Lot 226 - Sian Circuit, Waurn Ponds, 3216	\$ 413,000	3/11/2021

This Statement of Information was prepared on:

05 Apr 2023