



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 6 Carradale Street, 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 \$399,000 - \$429,000**

### 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 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.

**7 Merribell Drive,** Price **\$434,000** Sold 31 January 2017  
Waur n Ponds 3216

**17 Cabernet Court,** Price **\$433,500** Sold 22 September 2017  
Waur n Ponds 3216

**2/3 Pine Court,** Price **\$430,000** Sold 22 August 2017  
Waur n Ponds 3216

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.

### Contact agents

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