

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 20 Willesden Drive, Waurn Ponds, VIC 3216

Indicative selling price

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

Between \$649,000 & \$689,000

Median sale price

Median price \$630,000 *House ☒ *Unit ☐ Suburb or locality Waurn Ponds
Period - From AUG 2018 to AUG 2019 Source pricfinder.com.au

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
25 Willesden Drive, Waurn Ponds, VIC 3216	\$623,000	18/09/2018
26 Blackheath Mews, Waurn Ponds, VIC 3216	\$655,000	04/03/2019
2 Bordeaux Drive, Waurn Ponds, VIC 3216	\$695,000	13/08/2019