

Statement of Information

Sections 47AF of the Estate Agents Act 1980

16 Ghazeepore Road,
WAURN PONDS 3216

Indicative selling price

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

Range \$429,000 - \$459,000

Median sale price

Median **House** for **WAURN PONDS** for period **Jan 2017 - Dec 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.

20 Vigner Place,
Waur n Ponds 3216

Price **\$466,000** Sold 16
December 2017

4 Merlot Street,
Waur n Ponds 3216

Price **\$4,975,000** Sold 05
December 2017

17 Cabernet Court,
Waur n Ponds 3216

Price **\$4,335,000** Sold 22
September 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

3 beds

2 baths

1 parking

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
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Contact agents



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