

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



USSHERS DRIVE, WALDARA, VIC 3678



Indicative Selling Price

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

Single Price: **\$325,000**

MEDIAN SALE PRICE



Suburb Median Sale Price (Other)

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



8 FIRBANK DR, WALDARA, VIC 3678



Sale Price

\$265,000

Sale Date: 01/06/2017

Distance from Property: 185m



23 WONGA PARK DR, WALDARA, VIC 3678



Sale Price

\$255,000

Sale Date: 12/10/2017

Distance from Property: 275m



HUNTINGDALE PL, WALDARA, VIC 3678



Sale Price

\$298,000

Sale Date: 29/01/2018

Distance from Property: 1.2km



This report has been compiled on 12/06/2018 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

USSHERS DRIVE, WALDARA, VIC 3678

Indicative selling price

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

Single Price:

\$325,000

Median sale price

Median price

House

Unit


Suburb

WALDARA

Period

01 April 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 FIRBANK DR, WALDARA, VIC 3678	\$265,000	01/06/2017
23 WONGA PARK DR, WALDARA, VIC 3678	\$255,000	12/10/2017
HUNTINGDALE PL, WALDARA, VIC 3678	\$298,000	29/01/2018