

# RT Edgar

## STATEMENT OF INFORMATION

6 September 2017

### Property offered for sale

31 Shiraz Drive, Waurnd Ponds

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$500,000 & \$550,000

### Median sale price

|               |           |       |          |        |                    |              |
|---------------|-----------|-------|----------|--------|--------------------|--------------|
| Median price  | \$530,000 | House | X        | Unit   | Suburb or locality | Waurnd Ponds |
| Period - From | Apr 2017  | to    | Jun 2017 | Source | REIV               |              |

### Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Teresa Blick consider to be most comparable to the property for sale.

| Address of comparable property    | Price     | Date of sale |
|-----------------------------------|-----------|--------------|
| 1 16 Pinot Street, Waurnd Ponds   | \$540,300 | 09/11/2016   |
| 2 35 Burgundy Drive, Waurnd Ponds | \$530,000 | 15/03/2017   |
| 3 4 Katelyn Court, Waurnd Ponds   | \$580,000 | 20/05/2017   |