



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 4 Merlot 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 \$599,000 - \$649,000**

### Median sale price

Median **House** for **WAURN PONDS** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$676,500**

### 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.

**80 Pethajohn Parade,**  
Grovedale 3216

Price **\$622,500** Sold 20  
February 2019

**16 Pinot St,**  
Waurnd Ponds 3216

Price **\$635,000** Sold 22  
August 2019

**5 Pethajohn Parade,**  
Grovedale 3216

Price **\$665,000** Sold 18  
October 2019

This Statement of Information was prepared on 5th Dec 2019

### 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.

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

2/318 Pakington Street,  
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### Contact agents



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