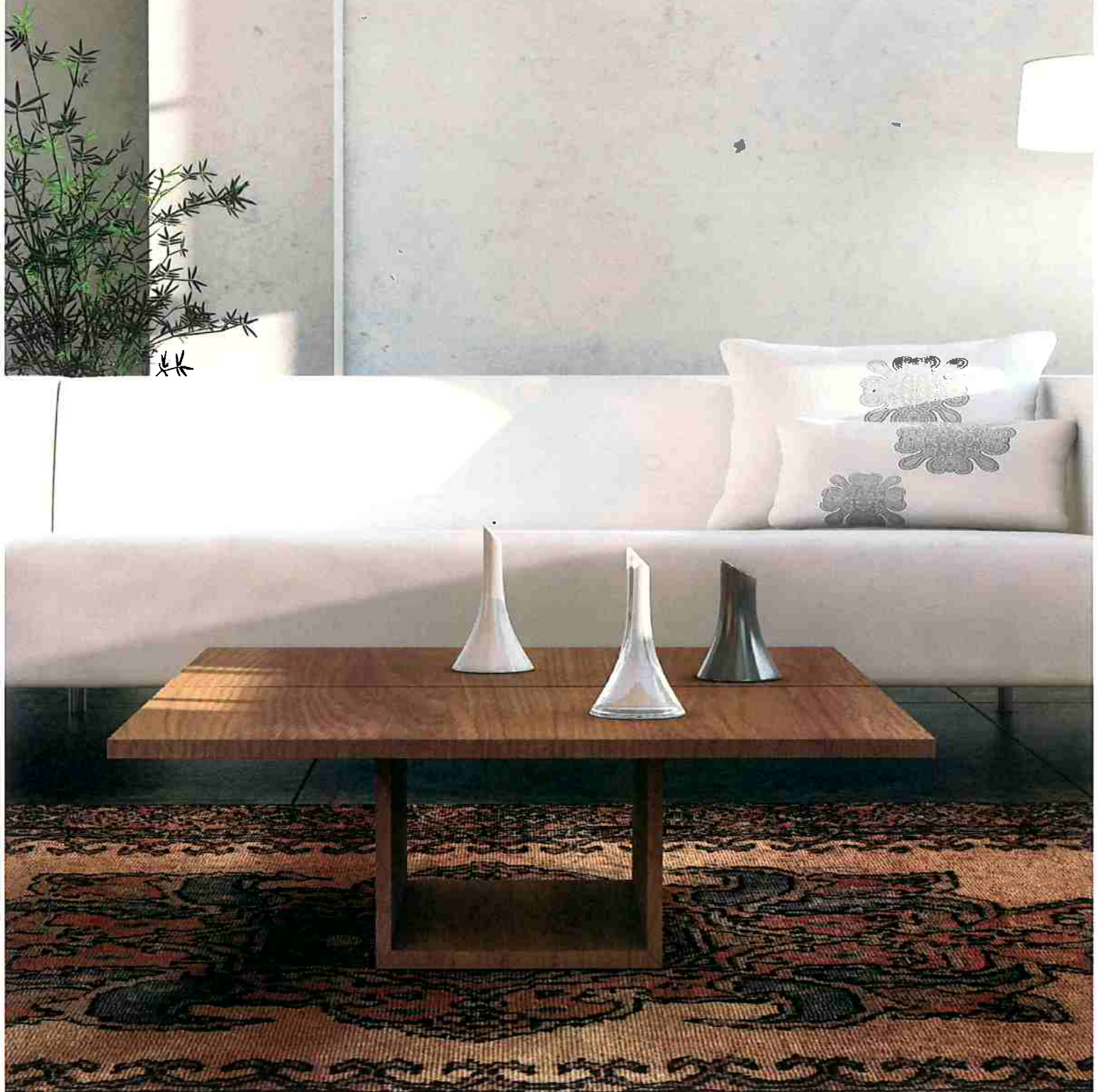


STATEMENT OF INFORMATION

115 GHAZEETOWN ROAD, WAURN PONDS, VIC 3216

PREPARED BY RACHAEL TAYLOR, HAYESWINCKLE, PHONE: 0411429186



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



115 GHAZEEPORE ROAD, WAURN PONDS, - -

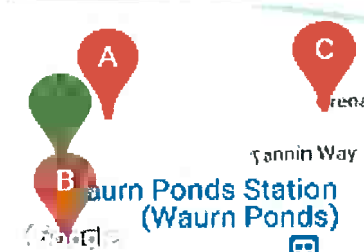
Indicative Selling Price

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

Price Range: **\$639,000 to \$699,000**

Provided by: Rachael Taylor, Hayeswinckle

MEDIAN SALE PRICE



WAURN PONDS, VIC, 3216

Suburb Median Sale Price (House)

\$640,000

01 January 2019 to 31 December 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



26 BLACKHEATH MEWS, WAURN PONDS, VIC 4 2 4

Sale Price

\$650,000

Sale Date: 04/03/2019

Distance from Property: 112m



17 VIOGNER PL, WAURN PONDS, VIC 3216 5 2 2

Sale Price

\$675,000

Sale Date: 11/10/2019

Distance from Property: 143m



4 GRENACHE DR, WAURN PONDS, VIC 3216 5 3 2

Sale Price

\$700,000

Sale Date: 30/10/2019

Distance from Property: 442m

This report has been compiled on 20/01/2020 by Hayeswinckle . Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

115 GHAZEEPORE ROAD, WAURN PONDS, VIC 3216

Indicative selling price

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

Price Range: \$639,000 to \$699,000

Median sale price

Median price

\$640,000

Property type

House

Suburb

WAURN PONDS

Period

01 January 2019 to 31 December 2019

Source

pricfinder

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
26 BLACKHEATH MEWS, WAURN PONDS, VIC 3216	\$650,000	04/03/2019
17 VIOGNER PL, WAURN PONDS, VIC 3216	\$675,000	11/10/2019
4 GRENACHE DR, WAURN PONDS, VIC 3216	\$700,000	30/10/2019

This Statement of Information was prepared

20/01/2020