

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

25 Coorong Circle Waterways VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,527,500

Property type

House

Suburb

Waterways

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

11 Barmah Place Waterways VIC 3195	\$1,283,979	05-Jul-21
16 Binglebay Avenue Waterways VIC 3195	\$1,355,000	08-May-21
31 Shoalwater Drive Waterways VIC 3195	\$1,430,000	06-Aug-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 October 2021



### 11 Barmah Place Waterways VIC 3195

 4
  2
  3

Sold Price

**\$1,283,979**

Sold Date

**05-Jul-21**

Distance

**0.22km**


### 16 Binglebay Avenue Waterways VIC 3195

 4
  2
  2

Sold Price

**\$1,355,000**

Sold Date

**08-May-21**

Distance

**0.22km**


### 31 Shoalwater Drive Waterways VIC 3195

 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,430,000**

Sold Date

**06-Aug-21**

Distance

**0.46km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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