

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Sugargum Drive, WAURN PONDS 3216

House  
4 beds 2 baths 2 parking

### Indicative selling price

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

**Range \$585,000 - \$635,000**

### Median sale price

Median **House** for **WAURN PONDS** for period **Oct 2017 - Sep 2018**  
Sourced from **Pricefinder**.

**\$605,000**

### 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.

**25 Willesden Drive,**  
Waurn Ponds 3216

Price **\$623,000** Sold 18  
September 2018

**16 Merlot Street,**  
Waurn Ponds 3216

Price **\$635,000** Sold 07  
September 2018

**42 Oakwood Crescent,**  
Waurn Ponds 3216

Price **\$625,000** Sold 14  
August 2018

### 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 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,  
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### Contact agents



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