

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 33-34 BAROSSA COURT, WAURN

5 3 9

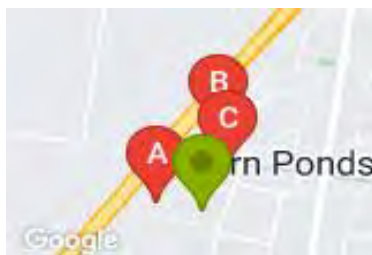
##### Indicative Selling Price

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

Price Range: **\$1,995,000 to \$2,194,500**

Provided by: David Villarosa, Villarosa Real Estate

### MEDIAN SALE PRICE



#### WAURN PONDS, VIC, 3216

Suburb Median Sale Price (House)

**\$1,102,500**

01 January 2023 to 31 March 2023

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.



#### 22-24 BAROSSA CRT, WAURN PONDS, VIC

4 2 10

##### Sale Price

**\$2,150,000**

Sale Date: 15/09/2022

Distance from Property: 158m



#### 10-11 TRAMINER CRT, WAURN PONDS,

4 3 4

##### Sale Price

**\*\*\$1,860,000**

Sale Date: 24/04/2023

Distance from Property: 286m



#### 25-27 GRANGE PARK DR, WAURN PONDS,

4 2 6

##### Sale Price

**\$1,820,000**

Sale Date: 08/03/2023

Distance from Property: 172m



This report has been compiled on 13/06/2023 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://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

**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

Address  
Including suburb and

33-34 BAROSSA COURT, WAURN PONDS, VIC 3216

### Indicative selling price

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

Price Range:

\$1,995,000 to \$2,194,500

### Median sale price

Median price

\$1,102,500

Property type

House

Suburb

WAURN PONDS

Period

01 January 2023 to 31 March 2023

Source

pricefinder

### 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

Price

Date of sale

22-24 BAROSSA CRT, WAURN PONDS, VIC 3216	\$2,150,000	15/09/2022
10-11 TRAMINER CRT, WAURN PONDS, VIC 3216	**\$1,860,000	24/04/2023
25-27 GRANGE PARK DR, WAURN PONDS, VIC 3216	\$1,820,000	08/03/2023

This Statement of Information was prepared

13/06/2023