



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/14 Ghazeepore Road,  
WAURN PONDS 3216**

Unit  
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 \$500,000 - \$550,000**

### Median sale price

Median Unit for **WAURN PONDS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$635,000**

### 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.

**9 Carradale Street,**  
Waur n Ponds 3216

Price **\$505,000** Sold 11 April  
2019

**24 The Vineyard,**  
Waur n Ponds 3216

Price **\$549,990** Sold 01 June  
2019

**14 Resolute Drive,**  
Waur n Ponds 3216

Price **\$540,000** Sold 28 June  
2019

This Statement of Information was prepared on 10th Jan 2020

### 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**

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### Contact agents

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