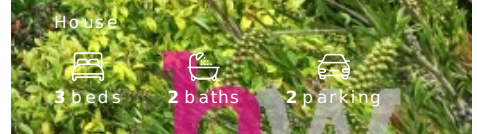




Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Elm Court, WAURN PONDS 3216



Indicative selling price

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

Range \$400,000 - \$440,000

Median sale price

Median **House** for **WAURN PONDS** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$530,000

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.

2/3 Pine Crt,
Waur n Ponds 3216

Price **\$430,000** Sold 28 August 2017

18 Ghazeepore Road ,
Waur n Ponds 3216

Price **\$405,000** Sold 28 August 2017

5/15 Bourbon Way,
Waur n Ponds 3216

Price **\$430,000** Sold 01 February 2017

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.

Contact agents

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**Team 3216 Pty Ltd t/as
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