

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Ironbark Street Waurin Ponds VIC 3216

Indicative selling price

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

Single Price

or range
between

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Waurin Ponds

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

A* 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 property

Price

Date of sale

24 Semillion Place Waurin Ponds VIC 3216	\$807,000	02-Nov-21
14 Maple Place Waurin Ponds VIC 3216	\$790,000	15-Oct-21
56 Ironbark Street Waurin Ponds VIC 3216	\$820,000	23-Sep-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 February 2022



24 Semillion Place Waurnd Ponds VIC 3216

3 2 2

Sold Price

\$807,000

Sold Date

02-Nov-21

Distance

0.33km



14 Maple Place Waurnd Ponds VIC 3216

4 2 2

Sold Price

\$790,000

Sold Date

15-Oct-21

Distance

0.17km



56 Ironbark Street Waurnd Ponds VIC 3216

4 2 2

Sold Price

\$820,000

Sold Date

23-Sep-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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