

Statement of Information

Sections 47AF of the Estate Agents Act 1980

23 Tannin Way,
WAURN PONDS 3216

Indicative selling price

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

**Range from \$599,000 -
\$649,000**

Median sale price

Median **House** for **WAURN PONDS** for period **Jul 2016 - Jun 2017**
Sourced from **Pricefinder**.

\$5,245,000

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 the most comparable to the property for sale.

114 Rossack Drive, Price **\$622,000** Sold 03 May 2017
Waurn Ponds 3216

22 Bodega Street, Price **\$680,000** Sold 29 November 2016
Waurn Ponds 3216

30 Monterey Drive, Price **\$651,000** Sold 20 May 2017
Waurn Ponds 3216

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.

House

4 beds

2 baths

2 parking

Contact agents

 **Peter Norman**

03 5241 1488

0424 167 567

peter.norman@hayeswinckle.com.au

[hayeswinckle]

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
Newtown VIC 3220