



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 19 Viogner Place, WAURN PONDS 3216

House



3 beds



1 bath



2 parking

### Indicative selling price

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

**Range from \$390,000 -  
\$429,000**

### 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.

**48 Ironbark St,**  
Waurnd Ponds 3216

Price **\$420,000** Sold 01 August 2017

**18 Ghazeepore Rd,**  
Waurnd Ponds 3216

Price **\$405,000** Sold 17 March 2017

**5 Cabernet Crt,**  
Waurnd Ponds 3216

Price **\$380,000** Sold 09 August 2016

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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