

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3 McLaren Court, Waurin Ponds, VIC 3216

### Indicative selling price

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

Between \$1,049,000 & \$1,099,000

### Median sale price

Median price \$615,000 \*House ☒ \*Unit ☐ Suburb or locality Waurin Ponds  
Period - From Jan 2018 to Dec 2018 Source [Pricerfinder.com.au](http://Pricerfinder.com.au)

### Comparable property sales

**B\*** The estate agent or Agents Representative reasonably believes that fewer than three comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.