

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 RENE STREET, WAURN PONDS, VIC

 3  2  2

Indicative Selling Price

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

Price Range: \$549,000 to \$579,000

MEDIAN SALE PRICE



WAURN PONDS, VIC, 3216

Suburb Median Sale Price (House)

\$546,940

01 April 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



39 MONTEREY DR, WAURN PONDS, VIC 3216

 3  2  2

Sale Price

***\$585,000**

Sale Date: 23/08/2017

Distance from Property: 737m



4 KATELYN CRT, WAURN PONDS, VIC 3216

 3  2  2

Sale Price

\$580,000

Sale Date: 20/05/2017

Distance from Property: 887m



25 IRONBARK ST, WAURN PONDS, VIC 3216

 3  2  2

Sale Price

\$535,000

Sale Date: 09/05/2017

Distance from Property: 284m



This report has been compiled on 12/09/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

7 RENE STREET, WAURN PONDS, VIC 3216

Indicative selling price

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Price Range:

\$549,000 to \$579,000

Median sale price

Median price

\$546,940

House

X

Unit

Suburb

WAURN PONDS

Period

01 April 2017 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
39 MONTEREY DR, WAURN PONDS, VIC 3216	*\$585,000	23/08/2017
4 KATELYN CRT, WAURN PONDS, VIC 3216	\$580,000	20/05/2017
25 IRONBARK ST, WAURN PONDS, VIC 3216	\$535,000	09/05/2017