



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 15 Cabernet Court, WAURN PONDS 3216

Indicative selling price

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

Range \$579,000 - \$619,000

Median sale price

Median **House** for **WAURN PONDS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$637,500

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.

2 Clover Court,
Grovedale 3216

Price **\$592,000** Sold 28 June
2019

16 Pinot Street,
Waurn Ponds 3216

Price **\$635,000** Sold 22
August 2019

34 Monterey Drive,
Waurn Ponds 3216

Price **\$620,000** Sold 11
October 2019

This Statement of Information was prepared on 13th Nov 2019

Additional Information

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.

Team 3216 Pty Ltd t/as Hayeswinckle Agent

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Contact agents



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