

### STATEMENT OF INFORMATION

60 PAGET ROAD, WAURN PONDS, VIC 3216

PREPARED BY PATRICK IREDELL, HAYESWINCKLE, PHONE: 0430 057 580

## **hayes**winckle

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 60 PAGET ROAD, WAURN PONDS, VIC







**Indicative Selling Price** 

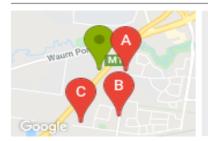
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$990,000 to \$1,090,000

Provided by: Patrick Iredell, Hayeswinckle

#### **MEDIAN SALE PRICE**



#### WAURN PONDS, VIC, 3216

**Suburb Median Sale Price (Commercial)** 

01 October 2019 to 30 September 2020

Provided by: **pricefinder** 

#### **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.



40 GHAZEEPORE RD, WAURN PONDS, VIC







Sale Price

\*\$1,020,000

Sale Date: 05/10/2020

Distance from Property: 349m





104 GHAZEEPORE RD, WAURN PONDS, VIC







Sale Price

\*\$1,100,000

Sale Date: 08/09/2020

Distance from Property: 701m





2 CHAMPAGNE CRT, WAURN PONDS, VIC







Sale Price

\$1,120,000

Sale Date: 08/06/2020

Distance from Property: 782m



#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

#### Property offered for sale

Address Including suburb and

60 PAGET ROAD, WAURN PONDS, VIC 3216

#### Indicative selling price

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

Price Range: \$990,000 to \$1,090,000

#### Median sale price

Median price		Property type	Commercial		Suburb	WAURN PONDS
Period	01 October 2019 to 30 September 2020		Source	pricefinder		

#### 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
40 GHAZEEPORE RD, WAURN PONDS, VIC 3216	*\$1,020,000	05/10/2020
104 GHAZEEPORE RD, WAURN PONDS, VIC 3216	*\$1,100,000	08/09/2020
2 CHAMPAGNE CRT, WAURN PONDS, VIC 3216	\$1,120,000	08/06/2020

This Statement of Information was prepared

28/10/2020

