

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Carradale Street, WAURN PONDS 3216

### Indicative selling price

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

**Range \$485,000 - \$520,000**

### Median sale price

Median **House** for **WAURN PONDS** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$621,500**

### 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.

**5 Tree Street,**  
Waurnd Ponds 3216

**Price \$509,000** Sold 12  
January 2019

**10 Shiraz Drive,**  
Waurnd Ponds 3216

**Price \$525,000** Sold 09 May  
2018

**17 The Vineyard,**  
Waurnd Ponds 3216

**Price \$540,000** Sold 09  
October 2018

### 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.

House



3 beds



2 baths



1 parking

### Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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