

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4-5 Chandon Court Waurin Ponds VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,149,000

&

\$1,209,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Waurin Ponds

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

33-34 Barossa Court Waurin Ponds VIC 3216	\$1,290,000	06-Dec-18
5-6 McLaren Court Waurin Ponds VIC 3216	\$1,115,000	23-Feb-19
3 McLaren Court Waurin Ponds VIC 3216	\$1,010,000	03-Sep-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 November 2019



**33-34 Barossa Court Waurin Ponds
VIC 3216**

 5  3  10

Sold Price

\$1,290,000

Sold Date

06-Dec-18

Distance

0.29km



**5-6 McLaren Court Waurin Ponds
VIC 3216**

 6  2  3

Sold Price

\$1,115,000

Sold Date

23-Feb-19

Distance

0.52km



**3 McLaren Court Waurin Ponds VIC
3216**

 4  2  6

Sold Price

\$1,010,000

Sold Date

03-Sep-19

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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