

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	Lot 105 - Hams Road, Waurn Ponds, 3216

Indicative selling price

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

Single price	\$	650,000	or range between		&	
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Median sale price

Median price	\$	589,000	Property type	Vacant Land	Suburb	Waurn Ponds
Period - From	1/07/2024	to	30/09/2024	Source	Oliver Hume	

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
1 Lot 106 - Hams Road, Waurn Ponds, 3216	\$ 650,000	13/04/2024
2 Lot 125 - Banrock Court, Waurn Ponds, 3216	\$ 604,000	1/06/2024
3 Lot 126 - Banrock Court, Waurn Ponds, 3216	\$ 595,000	1/05/2023

This Statement of Information was prepared on:

03 Dec 2024