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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode	10 Cottonwood Way, Waurn Ponds

### Indicative selling price

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

Between  &

### Median sale price

Median price	<input type="text" value="\$599,000"/>	*House	<input checked="" type="radio"/>	*Unit	<input type="text"/>	Suburb or locality	<input type="text" value="Waurn Ponds"/>
Period - From	<input type="text" value="March 2018"/>	to	<input type="text" value="Nov 2018"/>	Source	<input type="text" value="REIV propertydata.com.au"/>		

### 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
28 Monterey Drive , Waurn Ponds	\$657,000	Sept 2018
132 Rossack Drive, Waurn Ponds	\$665,000	June 2018
39-40 Ironbark Street, Waurn Ponds	\$615,000	July 2018