



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 3/14 Ghazeepore Road, 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 \$470,000 - \$510,000**

### Median sale price

Median Unit for **WAURN PONDS** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$497,500**

### 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 the most comparable to the property for sale.

**9 Carradale,**  
Waur n Ponds 3216

Price **\$505,000** Sold 11 April  
2019

**14 Resolute Drive,**  
Waur n Ponds 3216

Price **\$540,000** Sold 28 June  
2019

**1 Resolute Drive,**  
Waur n Ponds 3216

Price **\$507,000** Sold 09 July  
2019

This Statement of Information was prepared on 19th Sep 2019

### 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.

Unit  
4 beds 2 baths 2 parking

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents

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[ **hayeswinckle** ]