



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/37 Oakwood Crescent,  
WAURN PONDS 3216**

House



2 beds



1 bath



2 parking

### Indicative selling price

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

**Range \$439,000 - \$459,000**

### Median sale price

Median **House** for **WAURN PONDS** for period **Oct 2018 - Oct 2019**

Sourced from **Pricefinder**.

**\$465,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**2/55 Ironbark St,**  
Waur n Ponds 3216

Price **\$484,000** Sold 25  
February 2019

**1/47 Rossack Dr,**  
Grovedale 3216

Price **\$402,000** Sold 08 July  
2019

**2/130 South Valley Rd,**  
Highton 3216

Price **\$435,000** Sold 30 June  
2019

This Statement of Information was prepared on 7th Oct 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.

### Stockdale & Leggo St h Barwon

169 A High Street,  
Belmont VIC 3216

### Contact agents



**Laura Berry**  
Stockdale & Leggo

0 3 5241 1888  
0 401 609 904

[lberry@stockdaleleggo.com.au](mailto:lberry@stockdaleleggo.com.au)

**Stockdale  
& Leggo**