



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**43 Tannin Way,
WAURN PONDS 3216**

Indicative selling price

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

Range \$515,000 - \$565,000

Median sale price

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

Sourced from **Pricefinder**.

\$630,000

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.

6 Mumm Street,
Waurn Ponds 3216

Price **\$571,000** Sold 04
November 2018

17 The Vineyard,
Waurn Ponds 3216

Price **\$540,000** Sold 09
October 2018

5 Ironbark Street,
Waurn Ponds 3216

Price **\$566,000** Sold 26
August 2018

This Statement of Information was prepared on 19th Nov 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.

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents

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