



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 50 Monterey Drive, WAURN PONDS 3216

Indicative selling price

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

Range \$635,000 - \$665,000

Median sale price

Median **House** for **WAURN PONDS** for period **Jan 2019 - Jun 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.

2 Bordeaux Drive,
Waur n Ponds 3216

Price **\$695,000** Sold 13
August 2019

28 Monterey Drive,
Waur n Ponds 3216

Price **\$657,000** Sold 21
September 2018

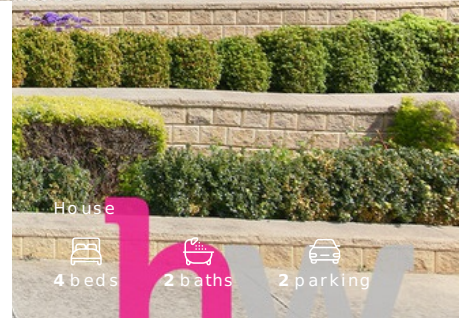
73 Rossack Drive,
Grovedale 3216

Price **\$650,000** Sold 07
November 2018

This Statement of Information was prepared on 16th 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.




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