

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 Bordeaux Drive Waurm Ponds VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Waurm Ponds

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

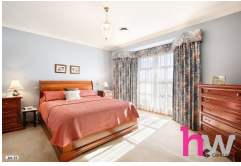
Date of sale

2 Bordeaux Drive Waurm Ponds VIC 3216	\$695,000	13-Aug-19
66 Ghazeepore Road Waurm Ponds VIC 3216	\$655,000	04-Apr-19
8 Alva Court Waurm Ponds VIC 3216	\$630,000	15-Jan-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 September 2019



**2 Bordeaux Drive Waurnd Ponds VIC 3216** Sold Price **\$695,000** Sold Date **13-Aug-19**

 4  2  2

Distance **0.08km**



**66 Ghazeeopore Road Waurnd Ponds VIC 3216** Sold Price **\$655,000** Sold Date **04-Apr-19**

 4  2  2

Distance **0.38km**



**8 Alva Court Waurnd Ponds VIC 3216** Sold Price **\$630,000** Sold Date **15-Jan-19**

 5  2  3

Distance **0.13km**

RS = Recent sale      UN = Undisclosed Sale

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