STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

15 Monterey Drive, Waurn Ponds, VIC 3216

Indicative selling price

Single Price or Range between

\$599,000

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

Median sale price

Median Price	Property Type	Suburb
\$635,000	House	WAURN PONDS
Period From	Period To	Source
02/06/2018	02/12/2019	Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



33 PEPPERTREE RISE WAURN PONDS

Price \$590,000

Date of Sale 13/06/2019

Land 677 sqm



7 SUGARGUM DRIVE WAURN PONDS

Price \$599,000

Date of Sale 14/02/2019

Land 674 sqm

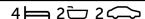


38-40 IRONBARK STREET WAURN PONDS

Price \$615,000

Date of Sale 23/07/2018

Land 698 sqm



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