

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, Wauron 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 \$635,000	Property Type House	Suburb WAURN PONDS
Period From 02/06/2018	Period To 02/12/2019	Source 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	4  2  2 
	7 SUGARGUM DRIVE WAURN PONDS Price \$599,000 Date of Sale 14/02/2019 Land 674 sqm	4  2  2 
	38-40 IRONBARK STREET WAURN PONDS Price \$615,000 Date of Sale 23/07/2018 Land 698 sqm	4  2  2 