

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

21 BOURBON WAY WAURN PONDS VIC 3216

Indicative selling price

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

Single Price

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

House

Suburb

Waurn Ponds

Period-from

01 May 2021

to

30 Apr 2022

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

52 BURGUNDY DRIVE WAURN PONDS VIC 3216	\$950,000	05-Mar-22
30 BLACKHEATH MEWS WAURN PONDS VIC 3216	\$895,000	21-Dec-21
24 TANNIN WAY WAURN PONDS VIC 3216	\$890,000	20-Jan-22

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 May 2022


52 BURGUNDY DRIVE WAURN PONDS VIC 3216
 5  3  2

Sold Price

^{RS} **\$950,000**

 Sold Date **05-Mar-22**

Distance -


30 BLACKHEATH MEWS WAURN PONDS VIC 3216
 4  2  2

Sold Price

\$895,000

 Sold Date **21-Dec-21**

Distance -


24 TANNIN WAY WAURN PONDS VIC 3216
 4  2  2

Sold Price

\$890,000

 Sold Date **20-Jan-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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