STATEMENT OF INFORMATION

1A VINTAGE COURT, WAURN PONDS, VIC 3216

PREPARED BY ANDREW CROWHURST, EASTWOOD ANDREWS, PHONE: 0417 871 380



EASTWOOD ANDREWS

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A VINTAGE COURT, WAURN PONDS, VIC 2 1 1

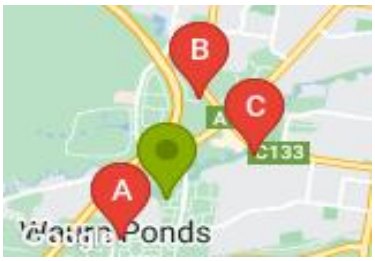
Indicative Selling Price

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

Price Range: **$565,000 to $595,000**

Provided by: Andrew Crowhurst, Eastwood Andrews

MEDIAN SALE PRICE



WAURN PONDS, VIC, 3216

Suburb Median Sale Price (Unit)

$565,500

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/19 ACACIA LANE, WAURN PONDS, VIC 3216 2 1 1

Sale Price

$536,000

Sale Date: 17/09/2022

Distance from Property: 814m A



1/17 PARKWOOD DR, HIGHTON, VIC 3216 2 1 1

Sale Price

$575,000

Sale Date: 03/06/2022

Distance from Property: 1.5km B



1/11 MEADOWVALE DR, GROVEDALE, VIC 2 1 1

Sale Price

$608,000

Sale Date: 05/04/2022

Distance from Property: 1.3km C

This report has been compiled on 20/02/2023 by Eastwood Andrews. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	1A VINTAGE COURT, WAURN PONDS, VIC 3216

Indicative selling price

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

Price Range:	$565,000 to $595,000

Median sale price

Median price	$565,500	Property type	Unit	Suburb	WAURN PONDS
Period	01 January 2022 to 31 December 2022	Source	pricefinder		

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/19 ACACIA LANE, WAURN PONDS, VIC 3216	$536,000	17/09/2022
1/17 PARKWOOD DR, HIGHTON, VIC 3216	$575,000	03/06/2022
1/11 MEADOWVALE DR, GROVEDALE, VIC 3216	$608,000	05/04/2022

This Statement of Information was prepared on: 20/02/2023