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: 48 Oakwood Crescent, Waurn Ponds, VIC 3216

Indicative selling price

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

Single price: | or range between: $479,000 | & $509,000

Median sale price

Median price: $ 345,000 | Property type: Unit | Suburb: WAURN PONDS

Period - From: 20/10/2019 | to: 20/07/2020 | Source: CoreLogic

Comparable property sales

A* Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not

Address of comparable property	Price	Date of sale
1 1 Katelyn Court Waurn Ponds	$530,000	05/03/2020
2 51 Oakwood Crescent Waurn Ponds	$480,000	23/02/2020
3 43 Tannin Way Waurn Ponds	$520,000	20/11/2019

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: 20/07/2020

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.