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	38 Ironbark Street, Waurn Ponds, VIC 3216

Indicative selling price

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

Single price		or range between	$795,000	&	$855,000

Median sale price

Median price	$ 740,000	Property type	House	Suburb	WAURN PONDS
Period - From	22/10/2021	to	22/04/2022	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

	Address of comparable property	Price	Date of sale
1	24 Temt Terrace Grovedale Vic 3216	$810,000	2021-11-27
2	15 Delgany Mews Waurn Ponds Vic 3216	$800,000	2021-11-11
3	1 Strawberry Close Grovedale Vic 3216	$820,000	2022-03-11

This Statement of Information was prepared on: 22/04/2022

CONSUMER AFFAIRS VICTORIA