



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

7 Hoop Court, WAURN PONDS, 3216

Indicative selling price

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

Single Price

or range between

\$560,000

&

\$580,000

Median sale price

Median price

\$517

Property type

House

Suburb

WAURN PONDS, 3216

Period from

02/04/2016

to

13/03/2017

Source

Core Logic Rpdata

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

26 Semillion Place, WAURN PONDS, 3216 Victoria

\$555,000

24/01/2017

35 Burgundy Drive, WAURN PONDS, 3216 Victoria

\$530,000

14/03/2017

73 Ironbark Street, WAURN PONDS, 3216 Victoria

\$558,000

03/04/2016