

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 or locality and postcode

3 Resolute Drive, Waurm 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 \$***** or range between \$575,000 & \$625,000

Median sale price

Median price \$560,000 Property type 3-bedroom house Suburb Waurm Ponds VIC 3216

Period - From Dec 2019 to Dec 2020 Source Domain.com.au

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
1. 18 Chardonnay Court, Waurm Ponds VIC 3216	\$560,000	March 2020
2. 17 Tree Street, Waurm Ponds VIC 3216	\$575,000	Feb 2020
3. 4 Merlot Street, Waurm Ponds VIC 3216	\$630,500	Dec 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: 14/12/2020