

STATEMENT OF INFORMATION

4 MUSCAT PLACE, WAURN PONDS, VIC 3216

PREPARED BY SOPHIE SPOWART, HAYESWINCKLE, OFFICE PHONE: 03 52411488



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 MUSCAT PLACE, WAURN PONDS, VIC

3 bedrooms, 1 bathroom, 1 car space

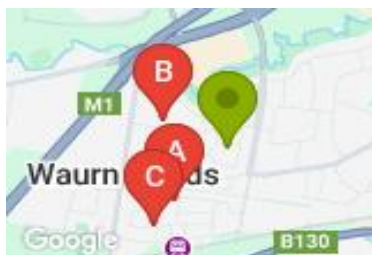
Indicative Selling Price

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

Price Range: **\$535,000 to \$585,000**

Provided by: Sophie Spowart, Hayeswinckle

MEDIAN SALE PRICE



WAURN PONDS, VIC, 3216

Suburb Median Sale Price (House)

\$800,000

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.



4 TREE ST, WAURN PONDS, VIC 3216

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$545,000**

Sale Date: 27/08/2024

Distance from Property: 507m



17 RESOLUTE DR, WAURN PONDS, VIC 3216

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

***\$575,000**

Sale Date: 15/10/2024

Distance from Property: 455m



39 BLACKHEATH MEWS, WAURN PONDS, VIC

2 bedrooms, 1 bathroom, 1 car space

Sale Price

****\$472,000**

Sale Date: 23/09/2024

Distance from Property: 733m



This report has been compiled on 04/11/2024 by Hayeswinckle. Property Data Solutions Pty Ltd 2024 - 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 1980

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

4 MUSCAT PLACE, WAURN PONDS, VIC 3216

Indicative selling price

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

Price Range:

\$535,000 to \$585,000

Median sale price

Median price

\$800,000

Property type

House

Suburb

WAURN PONDS

Period

01 October 2023 to 30 September 2024

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 TREE ST, WAURN PONDS, VIC 3216	*\$545,000	27/08/2024
17 RESOLUTE DR, WAURN PONDS, VIC 3216	*\$575,000	15/10/2024
39 BLACKHEATH MEWS, WAURN PONDS, VIC 3216	**\$472,000	23/09/2024

This Statement of Information was prepared on:

04/11/2024