

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

11 Danaher Av, Waurm Ponds Vic 3216

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$785,000

Property Type House

Suburb Waurm Ponds

Period - From 01/04/2024

to 31/03/2025

Source REIV

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 | 33 Malbec Loop WAURN PONDS 3216 | \$935,000 | 10/02/2025 |
| 2 | 21 Bourbon Way WAURN PONDS 3216 | \$900,000 | 17/12/2024 |
| 3 | 18 Platina Av WAURN PONDS 3216 | \$951,000 | 17/09/2024 |

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:

16/05/2025 11:03



Property Type: Land
Land Size: 419 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$990,000
Median House Price
Year ending March 2025: \$785,000

Comparable Properties



33 Malbec Loop WAURN PONDS 3216 (REI/VG)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 10/02/2025
Property Type: House
Land Size: 648 sqm approx



21 Bourbon Way WAURN PONDS 3216 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 674 sqm approx



18 Platina Av WAURN PONDS 3216 (REI/VG)

Agent Comments



Price: \$951,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 720 sqm approx

Account - Fletchers | P: 03 5258 2833