

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

58 WALDARA DRIVE WALDARA VIC 3678

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Land

Suburb

Waldara

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

36 ROSE PLACE WALDARA VIC 3678	\$1,325,000	28-Oct-22
47 FIRBANK DRIVE WALDARA VIC 3678	\$1,240,000	31-Jan-23
50 TALGAI DRIVE WALDARA VIC 3678	\$1,270,000	05-Jun-23

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: 13 October 2023



36 ROSE PLACE WALDARA VIC 3678

5 2 2

Sold Price **\$1,325,000** Sold Date **28-Oct-22**

Distance **0.98km**



47 FIRBANK DRIVE WALDARA VIC 3678

4 2 2

Sold Price **\$1,240,000** Sold Date **31-Jan-23**

Distance **1.17km**



50 TALGAI DRIVE WALDARA VIC 3678

4 2 2

Sold Price **\$1,270,000** Sold Date **05-Jun-23**

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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