

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

15 Wonga Park 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$237,250

Property type

Land

Suburb

Waldara

Period-from

01 Mar 2020

to

28 Feb 2021

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

6 Megan Court Waldara VIC 3678	\$805,000	24-Aug-20
18 Rose Place Waldara VIC 3678	\$790,000	31-Oct-20
403 Wangaratta-Yarrawonga Road Waldara VIC 3678	\$850,000	21-Dec-20

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: 01 March 2021



6 Megan Court Waldara VIC 3678

Sold Price

\$805,000

Sold Date **24-Aug-20**

5 2 2

Distance **0.61km**



18 Rose Place Waldara VIC 3678

Sold Price

\$790,000

Sold Date **31-Oct-20**

4 2 2

Distance **1.42km**



**403 Wangaratta-Yarrawonga Road
Waldara VIC 3678**

Sold Price

^{RS} **\$850,000**

Sold Date **21-Dec-20**

4 3 3

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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