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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Cottonwood Way Waurnd Ponds VIC 3216

 4  2  2

Indicative Selling Price

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

Single Price \$649,990

Median Sale Price




\$622,500 Houses in Waurnd ponds between 01 May 2018 - 30 Apr 2019

Source: CoreLogic




Comparable Property Sales

These are the 3 properties sold within 5 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.






8 Alva Court Waurnd Ponds VIC 3216 Sold Price **\$630,000** Sold Date **15-Jan-19**
 5  2  3 Distance **0.71km**



56 Ironbark Street Waurnd Ponds VIC 3216 Sold Price **\$660,000** Sold Date **13-Dec-18**
 4  2  2 Distance **0.06km**



16 Merlot Street Waurnd Ponds VIC 3216 Sold Price **\$635,000** Sold Date **07-Sep-18**
 4  2  2 Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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