Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

13 Homestead Road, Wonga Park Vic 3115

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$3,200,000		&		\$3,500,000				
Median sale price									
Median price	\$1,360,000	Pro	Property Type Ho		ouse		Suburb	Wonga Park	
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1 Jamieson Rd WONGA PARK 3115	\$3,420,000	27/10/2024
2	34 Homestead Rd WONGA PARK 3115	\$3,150,000	19/07/2024
3	155 Brysons Rd WONGA PARK 3115	\$3,100,000	17/07/2024

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/02/2025 16:12









Property Type: House (Res) **Land Size:** 45020 sqm approx Agent Comments Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price December quarter 2024: \$1,360,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties

1 Jamieson Rd WONGA PARK 3115 (VG) Image: A Image: A Price: \$3,420,000 Method: Sale Date: 27/10/2024 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 48918 sqm approx	Agent Comments
34 Homestead Rd WONGA PARK 3115 (VG) 5 - Price: \$3,150,000 Method: Sale Date: 19/07/2024 Property Type: Plant Nursery Land Size: 87644 sqm approx	Agent Comments
155 Brysons Rd WONGA PARK 3115 (REI/VG)5468Price: \$3,100,0008Method: Private Sale9Date: 17/07/20249Property Type: House (Res)9Land Size: 39300 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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