

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

2 Jumping Creek Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,825,000

Property Type House

Suburb Wonga Park

Period - From 01/01/2021

to 31/12/2021

Source 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.

	Address of comparable property	Price	Date of sale
1	81 Jumping Creek Rd WONGA PARK 3115	\$2,300,000	28/10/2021
2	81-83 Jumping Creek Rd WONGA PARK 3115	\$2,300,000	28/10/2021
3	90b Jumping Creek Rd WONGA PARK 3115	\$2,200,000	17/11/2021

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:

16/03/2022 18:38

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Rooms: 8
Property Type: House
Land Size: 4553 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending December 2021: \$1,825,000

Comparable Properties

81 Jumping Creek Rd WONGA PARK 3115 (VG)

[Agent Comments](#)

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Price: \$2,300,000
Method: Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 3921 sqm approx



81-83 Jumping Creek Rd WONGA PARK 3115 (REI)

[Agent Comments](#)

 4  2  7

Price: \$2,300,000
Method: Private Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 4046 sqm approx



90b Jumping Creek Rd WONGA PARK 3115 (REI)

[Agent Comments](#)

 5  3  2

Price: \$2,200,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 4011 sqm approx