## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,825,000	Pro	operty Type	Hou	se		Suburb	Wonga Park
Period - From	01/01/2021	to	31/12/2021		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.

Add	dress 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







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 Agent Comments (VG)



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 Agent Comments (REI)



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

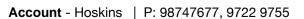
**Price:** \$2,200,000 **Method:** Private Sale **Date:** 17/11/2021

Property Type: House Land Size: 4011 sqm approx



90b Jumping Creek Rd WONGA PARK 3115 Agent ( (REI)

Agent Comments





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