

## 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 3 Old Yarra Road, Wonga Park Vic 3115

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,870,000 & \$2,050,000

### Median sale price

Median price \$1,252,000 House X Unit Suburb Wonga Park

Period - From 01/04/2018 to 30/06/2018 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	1c Blackwood Dr WONGA PARK 3115	\$2,000,000	11/04/2018
2	3 Barry Ct WONGA PARK 3115	\$1,955,000	21/09/2018
3	15 Barooga Dr WONGA PARK 3115	\$1,810,000	28/02/2018

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.