

# 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

77-79 Homestead Road, Wonga Park Vic 3115

### Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

### Median sale price

Median price \$1,695,000

Property Type House

Suburb Wonga Park

Period - From 01/04/2024

to

30/06/2024

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	6 Arunga Dr WONGA PARK 3115	\$2,600,000	09/05/2024
2	404 Yarra Rd WONGA PARK 3115	\$2,623,000	26/03/2024
3			

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:

19/08/2024 16:17



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**Property Type:** House  
**Land Size:** 4000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
June quarter 2024: \$1,695,000

## Comparable Properties



**6 Arunga Dr WONGA PARK 3115 (REI/VG)**

**Agent Comments**

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**Price:** \$2,600,000  
**Method:** Expression of Interest  
**Date:** 09/05/2024  
**Property Type:** House (Res)  
**Land Size:** 4061 sqm approx



**404 Yarra Rd WONGA PARK 3115 (REI/VG)**

**Agent Comments**

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**Price:** \$2,623,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** House  
**Land Size:** 3596 sqm approx

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.

**Account - Barry Plant | P: 03 9842 8888**