

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

69-71 Jumping Creek Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,622,500

Property Type House

Suburb Wonga Park

Period - From 01/04/2021

to

30/06/2021

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	50 Jumping Creek Rd WONGA PARK 3115	\$1,230,000	14/04/2021
2			
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:

05/10/2021 11:08



 4  4  3

Rooms: 8

Property Type: House (Res)

Land Size: 1881 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2021: \$1,622,500

Comparable Properties



50 Jumping Creek Rd WONGA PARK 3115
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,230,000

Method: Private Sale

Date: 14/04/2021

Property Type: House

Land Size: 1152 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.