

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

8 Yarra Brae Close, Wonga Park Vic 3115

Indicative selling price

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

Range between

\$3,800,000

&

\$4,000,000

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	10a Paynters Rd WONGA PARK 3115	\$3,266,000	14/11/2023
2	8 Fulford Rd WONGA PARK 3115	\$3,100,000	11/10/2023
3	11 Hartley Rd WONGA PARK 3115	\$2,900,000	01/02/2024

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:

16/07/2024 10:57



 4  4  4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,800,000 - \$4,000,000

Median House Price

June quarter 2024: \$1,695,000

Comparable Properties



10a Paynters Rd WONGA PARK 3115 (REI/VG) Agent Comments

 5  3  4

Price: \$3,266,000

Method: Private Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 4340 sqm approx



8 Fulford Rd WONGA PARK 3115 (REI/VG) Agent Comments

 5  3  6

Price: \$3,100,000

Method: Private Sale

Date: 11/10/2023

Property Type: House (Res)

Land Size: 14001 sqm approx



11 Hartley Rd WONGA PARK 3115 (REI/VG) Agent Comments

 4  2  12

Price: \$2,900,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 44515.46 sqm approx

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