

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 Paynters Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$1,677,500

Property Type House

Suburb Wonga Park

Period - From 01/07/2021

to

30/06/2022

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	2 Jumping Creek Rd WONGA PARK 3115	\$2,500,000	31/03/2022
2	6 Gissara Ct WONGA PARK 3115	\$2,250,000	21/02/2022
3	363 Yarra Rd WONGA PARK 3115	\$2,010,000	22/03/2022

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:

18/08/2022 10:19



Rooms: 5
Property Type: House
Land Size: 2746.231 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending June 2022: \$1,677,500

Comparable Properties



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

[Agent Comments](#)



Price: \$2,500,000
Method: Private Sale
Date: 31/03/2022
Property Type: House
Land Size: 4452 sqm approx



6 Gissara Ct WONGA PARK 3115 (REI/VG)

[Agent Comments](#)



Price: \$2,250,000
Method: Private Sale
Date: 21/02/2022
Property Type: House (Res)
Land Size: 4018 sqm approx



363 Yarra Rd WONGA PARK 3115 (REI/VG)

[Agent Comments](#)



Price: \$2,010,000
Method: Private Sale
Date: 22/03/2022
Property Type: House
Land Size: 4051 sqm approx