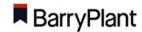
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale						
Address Including suburb and postcode		45 Jumping Creek Road, Wonga Park Vic 3115						
Indica	tive selling pr	ice						
For the	meaning of this	price see co	onsumer.vic.gov.au	ı/underquot	ing			
Rang	e between \$1,1	20,000	& \$1,230,000		]			
Media	n sale price							
Med	lian price \$2,150	),000 F	Property Type Hou	ıse	Su	burb	Wonga Park	
Perio	d - From 01/10/	′2022 to	31/12/2022	So	urce RE	ΞIV		
Comp	arable propert	ty sales (*D	Delete A or B bel	ow as app	olicable	)		
<b>A*</b>	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						Pr	ice	Date of sale
1								
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:						13/02/2023 16:49		









**Property Type:** House **Land Size:** 850 sqm approx Agent Comments

Indicative Selling Price \$1,120,000 - \$1,230,000 Median House Price December quarter 2022: \$2,150,000

## Comparable Properties

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



