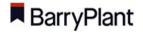
Statement of Information

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		7 Yarra Brae Close, Wonga Park Vic 3115							
Indica	tive selling pri	ce							
For the	meaning of this	price see co	onsumer.vic.gov	v.au/underquo	ting				
Range	e between \$8,00	00,000	& \$8,8		00,000				
Media	n sale price		_		_	_			
Medi	an price \$1,732	,500 F	Property Type	House	;	Suburb	Wonga Park		
Period	d - From 01/04/2	2022 to	31/03/2023	Sc	ource	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						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:						on:	03/07/2023 12:45		









Property Type: House **Land Size:** 1174000 sqm approx

Agent Comments

Indicative Selling Price \$8,000,000 - \$8,800,000 Median House Price Year ending March 2023: \$1,732,500

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



