

# 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

4 Clifford Drive, Wonga Park Vic 3115

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,145,000

### Median sale price

Median price \$1,777,000 Property Type House Suburb Wonga Park

Period - From 01/07/2024 to 30/09/2024 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	1 Yarra Brae CI WONGA PARK 3115	\$2,182,000	27/07/2024
2	13 Lower Homestead Rd WONGA PARK 3115	\$2,405,000	19/07/2024
3	10 Davis Rd WONGA PARK 3115	\$2,600,000	05/06/2024

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:

25/11/2024 15:44

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 4  2  2

**Property Type:** House  
**Land Size:** 34074 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$2,145,000  
**Median House Price**  
September quarter 2024: \$1,777,000

## Comparable Properties



**1 Yarra Brae CI WONGA PARK 3115 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$2,182,000  
**Method:** Private Sale  
**Date:** 27/07/2024  
**Property Type:** House  
**Land Size:** 30600 sqm approx



**13 Lower Homestead Rd WONGA PARK 3115 (REI/VG)**

**Agent Comments**

 5  3  4

**Price:** \$2,405,000  
**Method:** Private Sale  
**Date:** 19/07/2024  
**Property Type:** House  
**Land Size:** 32374.88 sqm approx



**10 Davis Rd WONGA PARK 3115 (REI/VG)**

**Agent Comments**

 5  3  4

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 05/06/2024  
**Property Type:** House  
**Land Size:** 46144 sqm approx

**Account - Barry Plant | P: 03 9842 8888**



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