

## 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

17 Crofton Close, 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 \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,190,500

House

X

Unit

Suburb

Wonga Park

Period - From 01/01/2017

to

31/12/2017

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	45 eden valley Rd WARRANWOOD 3134	\$1,121,050	08/02/2018
2	8 Crofton CI WONGA PARK 3115	\$1,010,000	26/02/2018
3	4 Drysdale Ct CROYDON HILLS 3136	\$980,000	11/03/2018

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.

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending December 2017: \$1,190,500



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 798 sqm approx

**Agent Comments**

## Comparable Properties



**45 eden valley Rd WARRANWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$1,121,050

**Method:** Private Sale

**Date:** 08/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 750 sqm approx



**8 Crofton Ct WONGA PARK 3115 (REI)**

**Agent Comments**



**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 26/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 731 sqm approx



**4 Drysdale Ct CROYDON HILLS 3136 (REI)**

**Agent Comments**



**Price:** \$980,000

**Method:** Private Sale

**Date:** 11/03/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 551 sqm approx