

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

7 Glenhelen Place, Wonga Park Vic 3115

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,639,500 Property Type House Suburb Wonga Park

Period - From 25/10/2020 to 24/10/2021 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	72 Regency Rise CHIRNSIDE PARK 3116	\$1,100,000	15/10/2021
2	42 Nangathan Way CROYDON NORTH 3136	\$1,035,000	04/08/2021
3	11 Paula Way CHIRNSIDE PARK 3116	\$1,022,000	21/09/2021

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:

25/10/2021 12:11



 3  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 602 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

25/10/2020 - 24/10/2021: \$1,639,500

Comparable Properties



72 Regency Rise CHIRNSIDE PARK 3116 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 15/10/2021

Property Type: House

Land Size: 588 sqm approx



42 Nangathan Way CROYDON NORTH 3136 (REI/VG) [Agent Comments](#)

 5  3  4

Price: \$1,035,000

Method: Auction Sale

Date: 04/08/2021

Property Type: House (Res)

Land Size: 678 sqm approx



11 Paula Way CHIRNSIDE PARK 3116 (REI) [Agent Comments](#)

 4  2  3

Price: \$1,022,000

Method: Private Sale

Date: 21/09/2021

Property Type: House