Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7 Glenhelen Place, Wonga Park Vic 3115
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$980,000	&	\$1,070,000
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Median sale price

Median price	\$1,639,500	Pro	perty Type	louse		Suburb	Wonga Park
Period - From	25/10/2020	to	24/10/2021	S	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

	aress of comparable property	1 1100	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

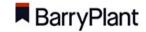
OR

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



Date of sale







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

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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)





Price: \$1,035,000 **Method:** Auction Sale **Date:** 04/08/2021

Property Type: House (Res) **Land Size:** 678 sqm approx

Agent Comments



11 Paula Way CHIRNSIDE PARK 3116 (REI)

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Price: \$1,022,000 Method: Private Sale Date: 21/09/2021 Property Type: House Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



