Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	47a Brushy Park Road, Wonga Park Vic 3115
Including suburb and	
postcode	

Indicative selling price

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

Range between \$865,000 & \$950,000

Median sale price

Median price	\$1,680,000	Pro	perty Type	House		Suburb	Wonga Park
Period - From	01/10/2023	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

Add	dress of comparable property	Price	Date of sale
1	2 Neuparth Rd CROYDON NORTH 3136	\$972,500	28/10/2024
2	55 Holloway Rd CROYDON NORTH 3136	\$860,000	07/10/2024
3	20 Parkview Tce CHIRNSIDE PARK 3116	\$870,000	05/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/01/2025 11:36









Rooms: 5

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$865,000 - \$950,000 **Median House Price** Year ending September 2024: \$1,680,000

Comparable Properties



2 Neuparth Rd CROYDON NORTH 3136 (REI)

Agent Comments

Price: \$972,500 Method: Private Sale Date: 28/10/2024

Property Type: House (Res) Land Size: 504 sqm approx



55 Holloway Rd CROYDON NORTH 3136 (REI)





Price: \$860,000 Method: Private Sale Date: 07/10/2024

Property Type: House (Res) Land Size: 578 sqm approx **Agent Comments**



20 Parkview Tce CHIRNSIDE PARK 3116 (REI/VG)



Agent Comments

Price: \$870,000 Method: Private Sale Date: 05/08/2024 Property Type: House Land Size: 396 sqm approx

Account - Ray White Croydon | P: 03 9725 7444





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