

# 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

47a Brushy Park Road, 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 \$865,000 & \$950,000

### Median sale price

Median price \$1,680,000 Property 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      | 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 comparable properties 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



 3   
  2   
  2

**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

 3   
  2   
  2

**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)

Agent Comments

 4   
  1   
  -

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx



20 Parkview Tce CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3   
  2   
  4

**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