Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 Paynters Road, Wonga Park Vic 3115

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,400,000		&		\$1,500,0	00		
Median sale p	rice							
Median price	\$1,564,000	Pro	operty Type	Hou	se		Suburb	Wonga Park
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	21 Jumping Creek Rd WONGA PARK 3115	\$1,568,000	03/12/2020
2	20 Toppings Rd WONGA PARK 3115	\$1,453,000	02/03/2021
3	19 Jumping Creek Rd WONGA PARK 3115	\$1,320,000	19/11/2020

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:

15/04/2021 11:08



31 Paynters Road, Wonga Park Vic 3115







Property Type: Market Garden/Horticulture (Rur) Land Size: 4064 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2020: \$1,564,000

Comparable Properties

	21 Jumping Creek Rd WONGA PARK 3115 (REI/VG)	Agent Comments
A Carry and a start of the	Price: \$1,568,000	
COLUMN TO AND	Method: Private Sale	
1 10 10 10	Date: 03/12/2020	
	Property Type: House (Res) Land Size: 4103 sqm approx	
and the second second	20 Toppings Rd WONGA PARK 3115 (REI)	Agent Comments
	4 4 3 4 2	_
	Price: \$1,453,000	
	Method: Private Sale	
	Date: 02/03/2021	
	Property Type: House (Res)	
	Land Size: 1930 sqm approx	
Shade and	19 Jumping Creek Rd WONGA PARK 3115 (REI/VG)	Agent Comments
	i 4 i 2 i 2	
	Price: \$1,320,000	
	Method: Private Sale	
A AND AND AND AND AND AND AND AND AND AN	Date: 19/11/2020	
	Property Type: House (Res)	
	Land Size: 4106 sqm approx	

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.