

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

31 Paynters Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,564,000

Property Type House

Suburb Wonga Park

Period - From 01/10/2020

to

31/12/2020

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	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



Property Type: Market
Garden/Horticulture (Rur)
Land Size: 4064 sqm approx
Agent Comments

Comparable Properties



21 Jumping Creek Rd WONGA PARK 3115 (REI/VG)

Agent Comments



Price: \$1,568,000
Method: Private Sale
Date: 03/12/2020
Property Type: House (Res)
Land Size: 4103 sqm approx



20 Toppings Rd WONGA PARK 3115 (REI)

Agent Comments



Price: \$1,453,000
Method: Private Sale
Date: 02/03/2021
Property Type: House (Res)
Land Size: 1930 sqm approx



19 Jumping Creek Rd WONGA PARK 3115 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 19/11/2020
Property Type: House (Res)
Land Size: 4106 sqm approx