

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

1/16 Brushy Park Road, Wonga Park Vic 3115

Indicative selling price

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

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$1,645,000

Property Type

House

Suburb

Wonga Park

Period - From

29/09/2020

to

28/09/2021

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	1/25 Karingal St CROYDON NORTH 3136	\$688,000	17/06/2021
2	99d Bellara Dr CROYDON 3136	\$685,000	02/04/2021
3	2/28 Karingal St CROYDON NORTH 3136	\$672,500	10/07/2021

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:

29/09/2021 15:59



 3  2  2

Property Type: Unit

Land Size: 296 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

29/09/2020 - 28/09/2021: \$1,645,000

Comparable Properties



1/25 Karingal St CROYDON NORTH 3136 (VG) **Agent Comments**

 3  -  -

Price: \$688,000

Method: Sale

Date: 17/06/2021

Property Type: Flat/Unit/Apartment (Res)



99d Bellara Dr CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$685,000

Method: Sale

Date: 02/04/2021

Property Type: House (Res)

Land Size: 339 sqm approx



2/28 Karingal St CROYDON NORTH 3136 (REI) **Agent Comments**

 3  1  2

Price: \$672,500

Method: Private Sale

Date: 10/07/2021

Property Type: Unit

Land Size: 196 sqm approx

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