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

11 Glenpark Drive, Wonga Park Vic 3115

Indicative selling price

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

Range between \$950,000 & \$1,045,000	D
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Median sale price

Median price	\$1,090,500	Hou	ise X	Unit		Sub	urb Wonga Park
Period - From	01/04/2017	to	30/06/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	25-27 Yarraridge Dr CHIRNSIDE PARK 3116	\$1,100,000	02/05/2017
2	130 Exeter Rd CROYDON NORTH 3136	\$935,000	02/04/2017
3	10 Silver Birch CI CROYDON NORTH 3136	\$914,000	23/02/2017

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.

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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.





hockingstuart

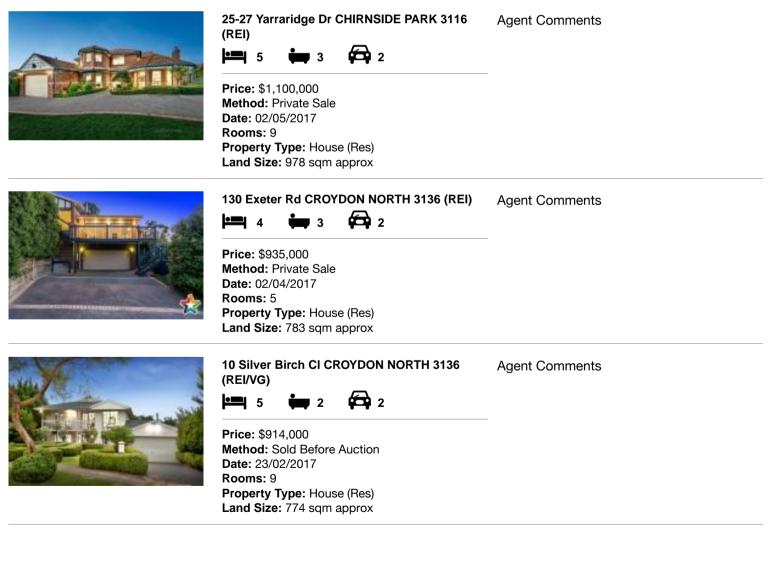


Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 704 sqm approx Agent Comments Travis Milton 9876 9001 0414404942 tmilton@hockingstuart.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price June quarter 2017: \$1,090,500

This impressive family residence boasts space, natural light and fabulous entertaining options. Offering three living areas in total, there is so much room for the family to enjoy. Step outside to discover the covered alfresco zone and heated spa, plus the fully-equipped granny flat that comprises a kitchen and spa bathroom. Near private schools and Chirnside Park shops.

Comparable Properties



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