

## 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
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

Median price	\$1,090,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	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.

	Address 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 Ct 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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 6   
  4   
  2
**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 704 sqm approx

Agent Comments

**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

**25-27 Yarraridge Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments

 5   
  3   
  2
**Price:** \$1,100,000**Method:** Private Sale**Date:** 02/05/2017**Rooms:** 9**Property Type:** House (Res)**Land Size:** 978 sqm approx**130 Exeter Rd CROYDON NORTH 3136 (REI)**

Agent Comments

 4   
  3   
  2
**Price:** \$935,000**Method:** Private Sale**Date:** 02/04/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 783 sqm approx**10 Silver Birch Ct CROYDON NORTH 3136 (REI/VG)**

Agent Comments

 5   
  2   
  2
**Price:** \$914,000**Method:** Sold Before Auction**Date:** 23/02/2017**Rooms:** 9**Property Type:** House (Res)**Land Size:** 774 sqm approx