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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Including suburb	dress 47a Brushy cand code	/ Park Road, Wonga	a Park Vic 3115	
Indicative sellin	g price			
For the meaning o	f this price see co	nsumer.vic.gov.au/	underquoting	
Range between	\$680,000	8	\$740,000	

#### Median sale price

Median price	\$1,090,500	Hou	ıse X	Unit		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.

Add	dress of comparable property	Price	Date of sale
1	13 Roymar Ct WONGA PARK 3115	\$749,950	20/07/2017
2	21a Kinta Ct CROYDON NORTH 3136	\$725,000	02/05/2017
3	27 Meadowbank Av CHIRNSIDE PARK 3116	\$701,000	07/07/2017

#### 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.

**Account** - hockingstuart | P: 03 98769001 | F: 03 98769091





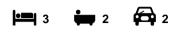
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## hockingstuart

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Indicative Selling Price \$680,000 - \$740,000 Median House Price June quarter 2017: \$1,090,500



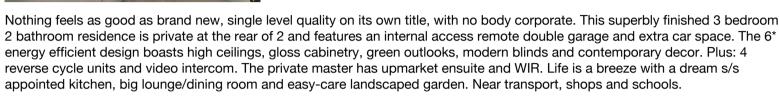


Rooms:

Property Type: House

Land Size: 483.70 sqm approx

Agent Comments



### Comparable Properties



13 Roymar Ct WONGA PARK 3115 (REI)

**1** 3 **1** 2

Price: \$749,950 Method: Private Sale Date: 20/07/2017

Rooms: 5

**4** 3

Property Type: House Land Size: 448 sqm approx



21a Kinta Ct CROYDON NORTH 3136 (REI/VG) Agent Comments

<u>•</u> 2 🙃

**Price:** \$725,000 **Method:** Private Sale **Date:** 02/05/2017

Rooms: 4

**Property Type:** House (Res) **Land Size:** 414 sqm approx



27 Meadowbank Av CHIRNSIDE PARK 3116

(REI/VG)

**—** 3

**—** 2

**A** 2

**Price:** \$701,000 **Method:** Private Sale **Date:** 07/07/2017

Rooms: 6

Property Type: House (Res) Land Size: 404 sqm approx

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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.

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Agent Comments

**Agent Comments**