

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 47a Brushy Park Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$1,090,500 House 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.

	Address 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.

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 3
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  2
Rooms:**Property Type:** House**Land Size:** 483.70 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median House Price

June quarter 2017: \$1,090,500

Nothing feels as good as brand new, single level quality on its own title, with no body corporate. This superbly finished 3 bedroom 2 bathroom residence is private at the rear of 2 and features an internal access remote double garage and extra car space. The 6* energy efficient design boasts high ceilings, gloss cabinetry, green outlooks, modern blinds and contemporary decor. Plus: 4 reverse cycle units and video intercom. The private master has upmarket ensuite and WIR. Life is a breeze with a dream s/s appointed kitchen, big lounge/dining room and easy-care landscaped garden. Near transport, shops and schools.

Comparable Properties

**13 Roymar Ct WONGA PARK 3115 (REI)**

Agent Comments

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Price: \$749,950**Method:** Private Sale**Date:** 20/07/2017**Rooms:** 5**Property Type:** House**Land Size:** 448 sqm approx**21a Kinta Ct CROYDON NORTH 3136 (REI/VG)**

Agent Comments

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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)**

Agent Comments

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  2
Price: \$701,000**Method:** Private Sale**Date:** 07/07/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 404 sqm approx