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	25 Jumping Creek Road, Wonga Park Vic 3115

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $1,622,500 Property Type House Suburb Wonga Park

Period - From 01/04/2021 to 30/06/2021 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	167-171 Jumping Creek Rd WONGA PARK 3115	$1,865,000	06/04/2021
2	4 Jumping Creek Rd WONGA PARK 3115	$1,825,000	18/03/2021
3	77-79 Homestead Rd WONGA PARK 3115	$1,622,500	08/04/2021

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: 04/08/2021 14:16

25 Jumping Creek Road, Wonga Park Vic 3115

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



4 2 2

Rooms: 8
Property Type: House
Land Size: 4143 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
June quarter 2021: $1,622,500

Comparable Properties



167-171 Jumping Creek Rd WONGA PARK 3115 (REI)

5 4 10

Price: $1,865,000
Method: Private Sale
Date: 06/04/2021
Property Type: House
Land Size: 12197.24 sqm approx

Agent Comments



4 Jumping Creek Rd WONGA PARK 3115 (REI/VG)

7 3 3

Price: $1,825,000
Method: Private Sale
Date: 18/03/2021
Property Type: House (Res)
Land Size: 3036 sqm approx

Agent Comments



77-79 Homestead Rd WONGA PARK 3115 (REI)

4 3 4

Price: $1,622,500
Method: Private Sale
Date: 08/04/2021
Property Type: House (Res)
Land Size: 4000 sqm approx

Agent Comments

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.