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	4 Paynters Road, Wonga Park Vic 3115

Indicative selling price

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

Range between $1,570,000 & $1,670,000

Median sale price

Median price $1,200,000 Property Type House Suburb Wonga Park

Period - From 30/10/2018 to 29/10/2019 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	359 Yarra Rd WONGA PARK 3115	$1,383,500	23/10/2019
2	60 Hartley Rd WONGA PARK 3115	$1,300,000	19/09/2019
3	11 Paynters Rd WONGA PARK 3115		03/10/2019

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: 30/10/2019 14:44

4 2

Property Type: House (Previously Occupied - Detached)
Land Size: 2862 sqm approx

Agent Comments

Indicative Selling Price
$1,570,000 - $1,670,000
Median House Price
30/10/2018 - 29/10/2019: $1,200,000

Comparable Properties



359 Yarra Rd WONGA PARK 3115 (REI)

3 2 2

Price: $1,383,500
Method: Private Sale
Date: 23/10/2019
Property Type: House
Land Size: 4066 sqm approx

Agent Comments



60 Hartley Rd WONGA PARK 3115 (REI)

5 2 3

Price: $1,300,000
Method: Private Sale
Date: 19/09/2019
Property Type: House
Land Size: 4002 sqm approx

Agent Comments



11 Paynters Rd WONGA PARK 3115 (REI)

5 2 2

Price:
Method: Private Sale
Date: 03/10/2019
Rooms: 8
Property Type: House

Agent Comments

$1,430,000

Account - Hoskins | P: 98747677, 9722 9755

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.