Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	11 Brushy Park Road, Wonga Park Vic 3115
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,450,000	Pro	perty Type	House		Suburb	Wonga Park
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	9 Glenmurray Pl WONGA PARK 3115	\$1,360,000	05/03/2024
2	15 Dealbata PI CROYDON HILLS 3136	\$1,330,000	22/03/2024
3	23 Janson Ct CROYDON NORTH 3136	\$1,320,000	20/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

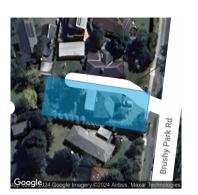
This Statement of Information was prepared on:	26/06/2024 11:37





Christopher Clerke 9725 0000 0459 101 811 chrisclerke@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2024: \$1,450,000



Property Type: Land Land Size: 604 sqm approx

Agent Comments

Comparable Properties



9 Glenmurray PI WONGA PARK 3115 (REI/VG) Agent Comments

□ 3 **□** 2 **□**

Price: \$1,360,000 **Method:** Private Sale **Date:** 05/03/2024

Property Type: House (Res) **Land Size:** 715 sqm approx



15 Dealbata PI CROYDON HILLS 3136 (REI)

5 📛 3 🛱

Price: \$1,330,000 Method: Private Sale Date: 22/03/2024

Property Type: House (Res) **Land Size:** 659 sqm approx

Agent Comments



23 Janson Ct CROYDON NORTH 3136 (REI)

4 • 3 • 2

Price: \$1,320,000

Method: Sold Before Auction

Date: 20/05/2024

Property Type: House (Res) **Land Size:** 827 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



