

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 57 Jumping Creek Road, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Warrandyte

Period - From 01/10/2023 to 31/12/2023 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	363 Yarra Rd WONGA PARK 3115	\$1,850,000	15/12/2023
2	21 Jumping Creek Rd WONGA PARK 3115	\$1,790,000	06/12/2023
3	16 Launderers Av WONGA PARK 3115	\$1,720,000	03/11/2023

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: 25/03/2024 12:40



 3  2  3

Property Type: House
Land Size: 2001 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
December quarter 2023: \$1,180,000

Comparable Properties



363 Yarra Rd WONGA PARK 3115 (REI)

Agent Comments

 4  2  5

Price: \$1,850,000
Method: Private Sale
Date: 15/12/2023
Property Type: House (Res)
Land Size: 4051 sqm approx



21 Jumping Creek Rd WONGA PARK 3115 (REI)

Agent Comments

 4  2  8

Price: \$1,790,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 4157 sqm approx

16 Launderers Av WONGA PARK 3115 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,720,000
Method: Private Sale
Date: 03/11/2023
Property Type: House (Res)
Land Size: 2006 sqm approx

Account - Barry Plant | P: 03 9842 8888