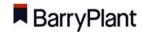
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered fo	r sale									
Address Including suburb and postcode		nd 120 Bit	125 Brushy Park Road, Wonga Park Vic 3115								
Indica	tive selling p	rice									
For the	meaning of thi	is price see	con	sumer.vic.gc	ov.au/	underquo	ting				
Range between \$3,950,000			& \$4,30			\$4,300,0	,000				
Media	n sale price						_				
Median price \$1,825,00		25,000	Property Type		Hous	se		Suburb	Wonga Park		
Period	d - From 01/0	1/2021	to	31/03/2021		So	ource	REIV			
Compa	arable prope	rty sales	(*De	elete A or B	belo	w as ap	plica	ble)			
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property								P	rice	Date of sale	
1											
2											
3											
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 St	atem	ent of Inform	nation	was nrer	nared	on:	10/07/00	201 10:00	









Property Type: House **Land Size:** 7078 sqm approx

Agent Comments

Indicative Selling Price \$3,950,000 - \$4,300,000 Median House Price March quarter 2021: \$1,825,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



