

## 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 10 Valley Road, Wonga Park Vic 3115

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,500,000

### Median sale price

Median price \$1,090,500 House X Unit Suburb Wonga Park

Period - From 01/04/2017 to 30/06/2017 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                              |       |              |
| 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.

10 Valley Road, Wonga Park Vic 3115

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**Rooms:**  
**Property Type:** Land  
**Land Size:** 35760 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000  
**Median House Price**  
June quarter 2017: \$1,090,500

## Comparable Properties

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