## 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

36 Kenilworth Avenue, Wonga Park Vic 3115

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,485,000			
Median sale p	rice							
Median price	\$1,777,000	Pro	operty Type	Hou	se		Suburb	Wonga Park
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	15 Blackwood Dr WONGA PARK 3115	\$1,650,000	25/11/2024
2	34 Jumping Creek Rd WONGA PARK 3115	\$1,245,000	21/11/2024
3	7 Dudley Rd WONGA PARK 3115	\$1,471,000	20/08/2024

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:

09/01/2025 12:35



### BARRYPLANT

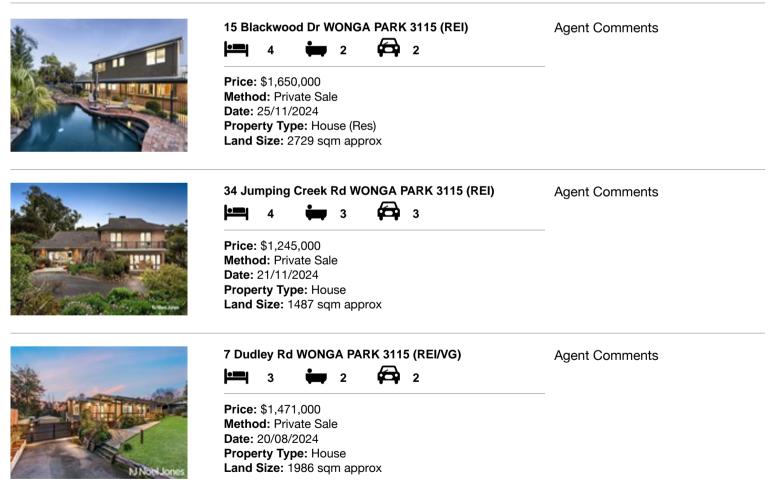
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**Property Type:** House **Land Size:** 1515 sqm approx Agent Comments Kathy Purcell 0411 619 336 kpurcell@barryplant.com.au

Indicative Selling Price \$1,350,000 - \$1,485,000 Median House Price September quarter 2024: \$1,777,000

# Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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