## 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

16 Packham Place, Wonga Park Vic 3115

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,820,000	Pro	operty Type	Hou	se		Suburb	Wonga Park
Period - From	01/10/2023	to	31/12/2023		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	36 Charles Smith Dr WONGA PARK 3115	\$1,541,000	24/11/2023
2	8 Barnard Cr CROYDON NORTH 3136	\$1,430,000	16/01/2024
3	4 Silflay Ct WARRANWOOD 3134	\$1,385,000	20/10/2023

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:

21/02/2024 09:28









**Property Type:** House Land Size: 764 sqm approx Agent Comments Sharyn de Vries 9870 6211 0401 031 082 sharyndevries@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2023: \$1,820,000

# **Comparable Properties**



36 Charles Smith Dr WONGA PARK 3115 (REI/VG)

8 Barnard Cr CROYDON NORTH 3136 (REI)



Price: \$1,541,000 Method: Expression of Interest Date: 24/11/2023 Property Type: House (Res) Land Size: 846 sqm approx

Agent Comments

Agent Comments





Price: \$1,430,000 Method: Private Sale Date: 16/01/2024 Property Type: House (Res) Land Size: 705 sqm approx

Price: \$<sup>2</sup> Method:

4 Silflay Ct WARRANWOOD 3134 (REI/VG)



Agent Comments

Price: \$1,385,000 Method: Private Sale Date: 20/10/2023 Property Type: House (Res) Land Size: 738 sqm approx

#### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



property data

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