

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,820,000 Property Type House Suburb Wonga Park

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	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



 5    3    4

**Property Type:** House

**Land Size:** 764 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

 4    2    2

**Price:** \$1,541,000

**Method:** Expression of Interest

**Date:** 24/11/2023

**Property Type:** House (Res)

**Land Size:** 846 sqm approx



**8 Barnard Cr CROYDON NORTH 3136 (REI)**

Agent Comments

 5    2    2

**Price:** \$1,430,000

**Method:** Private Sale

**Date:** 16/01/2024

**Property Type:** House (Res)

**Land Size:** 705 sqm approx



**4 Silflay Ct WARRANWOOD 3134 (REI/VG)**

Agent Comments

 5    2    2

**Price:** \$1,385,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** House (Res)

**Land Size:** 738 sqm approx