

## 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

21 BAROOGA DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,950,000

&

\$3,245,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,474,500

Property type

House

Suburb

Wonga Park

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

8 FULFORD ROAD WONGA PARK VIC 3115	\$3,100,000	13-Oct-23
11 HARTLEY ROAD WONGA PARK VIC 3115	\$2,900,000	01-Feb-24

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 6 months.

This Statement of Information was prepared on: 05 April 2024



**8 FULFORD ROAD WONGA PARK  
VIC 3115**

5 3 6

Sold Price

**\$3,100,000**

Sold Date

**13-Oct-23**

Distance

**0.32km**



**11 HARTLEY ROAD WONGA PARK  
VIC 3115**

4 2 12

Sold Price

<sup>RS</sup> **\$2,900,000** <sup>UN</sup>

Sold Date

**01-Feb-24**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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