Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000	&	\$990,000
-------------------------	---	-----------

Median sale price

Median price \$1,115,000	Property Type Hou	ıse	Suburb Wonga Park
Period - From 01/07/2023	to 30/09/2023	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

Address of comparable property		1 1100	Date of Sale
1	122 Langdale Dr CROYDON HILLS 3136	\$1,000,000	20/05/2023
2	16 Ravenglass Ct CROYDON HILLS 3136	\$910,000	07/10/2023
3	1 Warwick PI CROYDON NORTH 3136	\$845,000	16/10/2023

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:	19/11/2023 18:43



Date of sale







Property Type: House (Res) Land Size: 797 sqm approx **Agent Comments**

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** September quarter 2023: \$1,115,000

Comparable Properties



122 Langdale Dr CROYDON HILLS 3136 (REI/VG)

-3

Price: \$1,000,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 646 sqm approx

Agent Comments



16 Ravenglass Ct CROYDON HILLS 3136 (REI) Agent Comments



Property Type: House (Res) Land Size: 648 sqm approx



1 Warwick PI CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$845,000 Method: Private Sale Date: 16/10/2023 Property Type: House Land Size: 409 sqm approx

Account - Barry Plant | P: (03) 9431 1243





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.