

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 6 Teena Court, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Wonga Park

Period - From 01/04/2023 to 31/03/2024 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	5 Hazelview Pkt CROYDON NORTH 3136	\$1,329,000	08/04/2024
2	49 Nangathan Way CROYDON NORTH 3136	\$1,300,000	11/12/2023
3	7 Stafford PI CHIRNSIDE PARK 3116	\$1,250,500	17/04/2024

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: 01/05/2024 13:11



Rooms: 7
Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2024: \$1,560,000

Comparable Properties



5 Hazelview Pkt CROYDON NORTH 3136 (REI) Agent Comments



Price: \$1,329,000
Method: Private Sale
Date: 08/04/2024
Property Type: House (Res)
Land Size: 676 sqm approx



49 Nangathan Way CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 659 sqm approx



7 Stafford Pl CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$1,250,500
Method: Private Sale
Date: 17/04/2024
Property Type: House (Res)
Land Size: 708 sqm approx

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