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	7 Ward Court, Wonga Park Vic 3115

Indicative selling price

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

Range between $2,000,000 & $2,100,000

Median sale price

Median price $1,600,000 Property Type House Suburb Wonga Park

Period - From 01/01/2023 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	54-56 Toppings Rd WONGA PARK 3115	$2,120,000	14/12/2023
2	363 Yarra Rd WONGA PARK 3115	$1,850,000	15/12/2023
3			

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: 27/03/2024 13:03

7 Ward Court, Wonga Park Vic 3115

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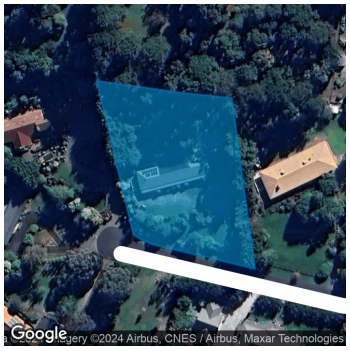

5 -

Rooms: 10
Property Type: House
Land Size: 4240.296 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,100,000
Median House Price
Year ending December 2023: $1,600,000

Comparable Properties



54-56 Toppings Rd WONGA PARK 3115 (REI)

4 2 6

Price: $2,120,000
Method: Private Sale
Date: 14/12/2023
Property Type: House (Res)
Land Size: 4047 sqm approx

Agent Comments



363 Yarra Rd WONGA PARK 3115 (REI)

4 2 5

Price: $1,850,000
Method: Private Sale
Date: 15/12/2023
Property Type: House (Res)
Land Size: 4051 sqm approx

Agent Comments

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.

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