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 Teena Court, Wonga Park Vic 3115

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,677,500 Property Type House Suburb Wonga Park

Period - From 01/07/2021 to 30/06/2022 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	41 Paula Way CHIRNSIDE PARK 3116	$1,140,000	01/04/2022
2	4 Glenmurray Pl WONGA PARK 3115	$1,102,000	08/06/2022
3	26 Meadowbank Av CHIRNSIDE PARK 3116	$920,000	25/05/2022

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: 21/09/2022 11:24

16 Teena Court, Wonga Park Vic 3115



3 -

Property Type: House
Land Size: 558.794 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
Year ending June 2022: $1,677,500

Comparable Properties



41 Paula Way CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Agent Comments

Price: $1,140,000
Method: Private Sale
Date: 01/04/2022
Property Type: House
Land Size: 591 sqm approx



4 Glenmurray Pl WONGA PARK 3115 (REI/VG)

4 2 2

Agent Comments

Price: $1,102,000
Method: Private Sale
Date: 08/06/2022
Property Type: House
Land Size: 621 sqm approx



26 Meadowbank Av CHIRNSIDE PARK 3116 (REI)

3 2 2

Agent Comments

Price: $920,000
Method: Private Sale
Date: 25/05/2022
Property Type: House (Res)
Land Size: 671 sqm approx

Account - Hoskins | P: 98747677, 9722 9755

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