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: 2 Ibis Court, Wonga Park Vic 3115

Indicative selling price

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

Range between: $1,750,000 & $1,850,000

Median sale price

Median price: $1,695,000 Property Type: House Suburb: Wonga Park

Period - From: 01/04/2024 to: 30/06/2024 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	9 Arunga Dr WONGA PARK 3115	$1,750,000	29/04/2024
2			
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: 19/08/2024 16:09

2 Ibis Court, Wonga Park Vic 3115

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4 2 4

Property Type: House
Land Size: 2178 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
June quarter 2024: $1,695,000

Comparable Properties



9 Arunga Dr WONGA PARK 3115 (REI/VG)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 29/04/2024
Property Type: House (Res)
Land Size: 7019 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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