

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

4 Glen Park Drive, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,366,250

Property Type House

Suburb Wonga Park

Period - From 01/01/2023

to 31/03/2023

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	7 Lawson Ct CROYDON NORTH 3136	\$1,250,000	28/04/2023
2	3 Hawkshead Ct CROYDON HILLS 3136	\$1,170,000	23/03/2023
3	9 Pezzimenti PI WONGA PARK 3115	\$1,140,000	16/02/2023

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:

29/06/2023 11:58



 5  2  2

Property Type: House (Res)

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



7 Lawson Ct CROYDON NORTH 3136 (REI)

Agent Comments

 5  2  2

Price: \$1,250,000

Method: Private Sale

Date: 28/04/2023

Property Type: House

Land Size: 660 sqm approx

3 Hawkshead Ct CROYDON HILLS 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,170,000

Method: Sold Before Auction

Date: 23/03/2023

Property Type: House (Res)

Land Size: 758 sqm approx



9 Pezzimenti PI WONGA PARK 3115 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000

Method: Private Sale

Date: 16/02/2023

Property Type: House (Res)

Land Size: 744 sqm approx