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

Median sale price

Median price	\$1,366,250	Pro	perty 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

Add	dress 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 comparableproperties 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





Philippa Leitner 9874 7677 0409 870 644 philippa@hoskins.com.au

Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price March quarter 2023: \$1,366,250





Property Type: House (Res) Land Size: 615 sqm approx

Agent Comments

Comparable Properties



7 Lawson Ct CROYDON NORTH 3136 (REI)

5 2

Price: \$1,250,000 Method: Private Sale Date: 28/04/2023 Property Type: House Land Size: 660 sqm approx **Agent Comments**

3 Hawkshead Ct CROYDON HILLS 3136 (REI)

• 4



Price: \$1,170,000

Method: Sold Before Auction

Date: 23/03/2023

Property Type: House (Res) **Land Size:** 758 sqm approx

Agent Comments

Agent Comments



9 Pezzimenti PI WONGA PARK 3115 (REI/VG)

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Price: \$1,140,000
Method: Private Sale

Date: 16/02/2023 **Property Type:** House (Res) **Land Size:** 744 sqm approx

Account - Hoskins | P: 98747677, 9722 9755





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