

## 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

23 Charles Smith Drive, Wonga Park Vic 3115

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000

&

\$890,000

#### Median sale price

Median price \$1,280,000

House

X

Unit

Suburb Wonga Park

Period - From 01/07/2018

to

30/06/2019

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	6 Rowland Ct WONGA PARK 3115	\$895,000	16/07/2019
2	10 Biak PI CROYDON NORTH 3136	\$873,502	29/05/2019
3	8 Glenmurray PI WONGA PARK 3115	\$825,000	04/07/2019

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.~~