

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

6 Lantana Drive, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,658,500

Property Type House

Suburb Wonga Park

Period - From 01/04/2021

to 31/03/2022

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	16 Blackwood Dr WONGA PARK 3115	\$1,780,000	01/04/2022
2	35 Toppings Rd WONGA PARK 3115	\$1,677,500	21/01/2022
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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:

08/06/2022 13:04



Rooms: 6
Property Type: House (Res)
Land Size: 3957 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 Year ending March 2022: \$1,658,500

Comparable Properties



16 Blackwood Dr WONGA PARK 3115 (REI/VG) **Agent Comments**



Price: \$1,780,000
Method: Private Sale
Date: 01/04/2022
Property Type: House (Res)
Land Size: 2075 sqm approx



35 Toppings Rd WONGA PARK 3115 (REI/VG) **Agent Comments**



Price: \$1,677,500
Method: Private Sale
Date: 21/01/2022
Property Type: House (Res)
Land Size: 4074 sqm approx

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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