## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Lantana Drive, Wonga Park Vic 3115

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,658,500	Pro	operty Type	Hou	ise		Suburb	Wonga Park
Period - From	01/04/2021	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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
3			

OR

**B**<sup>\*</sup> 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.

#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata



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