

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

36 Launderers Avenue, Wonga Park Vic 3115

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,677,500 Property Type House Suburb Wonga Park

Period - From 01/07/2021 to 30/06/2022 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	2 Paynters Rd WONGA PARK 3115	\$2,570,000	02/09/2022
2	400 Yarra Rd WONGA PARK 3115	\$2,050,000	08/09/2022
3			

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: 04/10/2022 10:09



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Property Type: House
Land Size: 2395 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2022: \$1,677,500

Comparable Properties



2 Paynters Rd WONGA PARK 3115 (REI)

Agent Comments

 4  2  5

Price: \$2,570,000
Method: Private Sale
Date: 02/09/2022
Property Type: House (Res)
Land Size: 2748 sqm approx



400 Yarra Rd WONGA PARK 3115 (REI)

Agent Comments

 4  2  2

Price: \$2,050,000
Method: Private Sale
Date: 08/09/2022
Property Type: House
Land Size: 3998 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 - Hoskins | P: 98747677, 9722 9755