

# 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 44 Packham Place, 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,115,000 Property Type House Suburb Wonga Park

Period - From 01/07/2023 to 30/09/2023 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	Price	Date of sale
1	122 Langdale Dr CROYDON HILLS 3136	\$1,000,000	20/05/2023
2	16 Ravenglass Ct CROYDON HILLS 3136	\$910,000	07/10/2023
3	1 Warwick Pl CROYDON NORTH 3136	\$845,000	16/10/2023

**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: 19/11/2023 18:43



 3    2    2

**Property Type:** House (Res)

**Land Size:** 797 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

September quarter 2023: \$1,115,000

## Comparable Properties



**122 Langdale Dr CROYDON HILLS 3136 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



**16 Ravenglass Ct CROYDON HILLS 3136 (REI)** Agent Comments

 3    1    1

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**1 Warwick Pl CROYDON NORTH 3136 (REI)** Agent Comments

 4    2    2

**Price:** \$845,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** House

**Land Size:** 409 sqm approx

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