

# 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

32 Launderers Avenue, 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 \$1,470,000

&

\$1,610,000

### Median sale price

Median price \$1,366,250

Property Type House

Suburb Wonga Park

Period - From 01/01/2023

to 31/03/2023

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	8 Page Ct WONGA PARK 3115	\$1,640,000	01/02/2023
2	24 Launderers Av WONGA PARK 3115	\$1,331,000	03/05/2023
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:

19/06/2023 16:15



 4  2  3

**Property Type:** House  
**Land Size:** 2597 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,470,000 - \$1,610,000  
**Median House Price**  
March quarter 2023: \$1,366,250

## Comparable Properties



**8 Page Ct WONGA PARK 3115 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$1,640,000  
**Method:** Private Sale  
**Date:** 01/02/2023  
**Property Type:** House (Res)  
**Land Size:** 2019 sqm approx



**24 Launderers Av WONGA PARK 3115 (REI)**

**Agent Comments**

 6  2  -

**Price:** \$1,331,000  
**Method:** Private Sale  
**Date:** 03/05/2023  
**Property Type:** House  
**Land Size:** 2444 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.