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 32 Launders Avenue, Wonga Park Vic 3115

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,470,000		&		\$1,610,000			
Median sale pr	rice							
Median price	\$1,366,250	Pro	operty Type	Hou	ISE		Suburb	Wonga Park
Period - From	01/01/2023	to	31/03/2023		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	8 Page Ct WONGA PARK 3115	\$1,640,000	01/02/2023
2	24 Launders 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



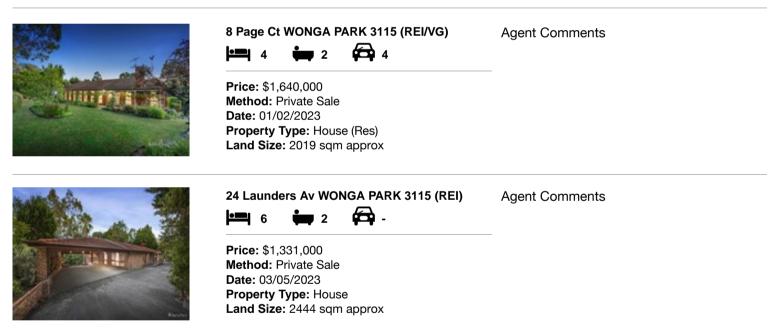






Property Type: House Land Size: 2597 sqm approx Agent Comments Indicative Selling Price \$1,470,000 - \$1,610,000 Median House Price March quarter 2023: \$1,366,250

Comparable Properties



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 9842 8888

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