

# 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

6 Roymar Court, 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$2,015,000

Property Type House

Suburb Wonga Park

Period - From 01/07/2021

to 30/09/2021

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	67 Warrien Rd CROYDON NORTH 3136	\$1,305,000	17/08/2021
2			
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:

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**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

September quarter 2021: \$2,015,000



 4  2  4

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 865 sqm approx

Agent Comments

## Comparable Properties



**67 Warrien Rd CROYDON NORTH 3136  
(REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,305,000

**Method:** Private Sale

**Date:** 17/08/2021

**Property Type:** House (Res)

**Land Size:** 867 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.