

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 PEZZIMENTI PLACE WONGA PARK VIC 3115

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,474,500

Property type

House

Suburb

Wonga Park

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

38 LYONS ROAD CROYDON NORTH VIC 3136	\$1,225,000	06-Oct-23
7 MCKERRAL PLACE CROYDON NORTH VIC 3136	\$1,060,000	27-Oct-23
3 VINTAGE GROVE CHIRNSIDE PARK VIC 3116	\$1,260,000	21-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 14 March 2024



**38 LYONS ROAD CROYDON
NORTH VIC 3136**

 4  2  3

Sold Price **\$1,225,000** Sold Date **06-Oct-23**

Distance **0.84km**



**7 MCKERRAL PLACE CROYDON
NORTH VIC 3136**

 4  2  2

Sold Price **\$1,060,000** Sold Date **27-Oct-23**

Distance **1.72km**



**3 VINTAGE GROVE CHIRNSIDE
PARK VIC 3116**

 4  2  2

Sold Price **\$1,260,000** Sold Date **21-Oct-23**

Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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