

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 Wellington Park Drive Warranwood VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$956,500

\*House

X

\*Unit

Suburb

Warranwood

Period-from

01 Aug 2018

to

31 Jul 2019

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

246 Wonga Road Warranwood VIC 3134	\$936,000	31-Jul-19
13 Daisy Street Warranwood VIC 3134	\$935,000	27-Feb-19
1 Braden Brae Drive Warranwood VIC 3134	\$900,000	31-Jan-19

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.~~

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**246 Wonga Road Warranwood VIC 3134**

 4  2  2

Sold Price

**\$936,000**

Sold Date

**31-Jul-19**

Distance

**0.18km**



**13 Daisy Street Warranwood VIC 3134**

 4  2  2

Sold Price

**\$935,000**

Sold Date

**27-Feb-19**

Distance

**0.41km**



**1 Braden Brae Drive Warranwood VIC 3134**

 4  2  2

Sold Price

**\$900,000**

Sold Date

**31-Jan-19**

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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