

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

212 Wonga Road, Warranwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$670,000

Median sale price

Median price \$1,390,000 Property Type House Suburb Warranwood

Period - From 01/04/2024 to 30/06/2024 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	1/17 Nursery Rd CROYDON 3136	\$665,000	05/08/2024
2	1/26 Kalinda Rd CROYDON 3136	\$700,000	01/06/2024
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:

18/09/2024 13:02



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Property Type: House
Land Size: 329 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median House Price
June quarter 2024: \$1,390,000

Comparable Properties



1/17 Nursery Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000
Method: Private Sale
Date: 05/08/2024
Property Type: Unit



1/26 Kalinda Rd CROYDON 3136 (VG)

Agent Comments

2 - -

Price: \$700,000
Method: Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 554 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.