

# 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

182 Brysons Road, 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 \$1,250,000

&

\$1,375,000

### Median sale price

Median price \$1,115,000

Property Type House

Suburb Wonga Park

Period - From 01/07/2023

to

30/09/2023

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	166 Brysons Rd WONGA PARK 3115	\$1,408,000	03/06/2023
2	26 Lanier Cr CROYDON NORTH 3136	\$1,250,000	20/09/2023
3	22 Nangathan Way CROYDON NORTH 3136	\$1,250,000	13/05/2023

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:

02/11/2023 18:16



 3    2    2

**Property Type:** House  
**Land Size:** 1293 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median House Price**  
September quarter 2023: \$1,115,000

## Comparable Properties



**166 Brysons Rd WONGA PARK 3115 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$1,408,000  
**Method:** Private Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)  
**Land Size:** 1781 sqm approx



**26 Lanier Cr CROYDON NORTH 3136 (REI)** **Agent Comments**

 4    2    2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 1106 sqm approx



**22 Nangathan Way CROYDON NORTH 3136 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 13/05/2023  
**Property Type:** House  
**Land Size:** 827 sqm approx