

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

17 Toppings Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,658,500 Property Type House Suburb Wonga Park

Period - From 01/04/2021 to 31/03/2022 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	363 Yarra Rd WONGA PARK 3115	\$2,010,000	22/03/2022
2	5 Page Ct WONGA PARK 3115	\$1,433,850	22/03/2022
3	9 Kenilworth Av WONGA PARK 3115	\$1,415,000	28/03/2022

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:

03/05/2022 15:09



 4  2  2

Property Type: House
Land Size: 3929 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending March 2022: \$1,658,500

Comparable Properties



363 Yarra Rd WONGA PARK 3115 (REI)

Agent Comments

 4  2  6

Price: \$2,010,000
Method: Private Sale
Date: 22/03/2022
Property Type: House
Land Size: 4051 sqm approx



5 Page Ct WONGA PARK 3115 (REI)

Agent Comments

 3  2  2

Price: \$1,433,850
Method: Private Sale
Date: 22/03/2022
Property Type: House (Res)
Land Size: 2037 sqm approx



9 Kenilworth Av WONGA PARK 3115 (REI)

Agent Comments

 4  2  2

Price: \$1,415,000
Method: Private Sale
Date: 28/03/2022
Property Type: House
Land Size: 1389 sqm approx