

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

3 Moser Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$1,668,750

Property Type House

Suburb Wonga Park

Period - From 01/03/2021

to 28/02/2022

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	2 Upton Ct WONGA PARK 3115	\$3,560,000	05/12/2021
2	125 Brushy Park Rd WONGA PARK 3115	\$3,500,000	20/11/2021
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:

01/03/2022 14:23



 5  3  5

Property Type: House

Land Size: 3994 sqm approx

Agent Comments

Comparable Properties



2 Upton Ct WONGA PARK 3115 (REI)

Agent Comments

 4  2  6

Price: \$3,560,000

Method: Private Sale

Date: 05/12/2021

Property Type: House (Res)

Land Size: 4002 sqm approx



125 Brushy Park Rd WONGA PARK 3115 (REI/VG)

Agent Comments

 5  3  5

Price: \$3,500,000

Method: Private Sale

Date: 20/11/2021

Property Type: House

Land Size: 7078 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.