

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

181 Wonga Road, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Warranwood

Period - From 01/01/2022

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	31 Tanbridge Way WARRANWOOD 3134	\$1,650,000	10/02/2022
2	66 Eden Valley Rd WARRANWOOD 3134	\$1,525,100	01/04/2022
3	8 Nalinga Ct WARRANWOOD 3134	\$1,525,000	18/02/2022

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:

02/05/2022 15:01



Rooms: 8
Property Type: House
Land Size: 4035.642 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2022: \$1,550,000

Comparable Properties



31 Tanbridge Way WARRANWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 10/02/2022
Property Type: House (Res)
Land Size: 934 sqm approx



66 Eden Valley Rd WARRANWOOD 3134 (REI)

Agent Comments



Price: \$1,525,100
Method: Private Sale
Date: 01/04/2022
Property Type: House (Res)
Land Size: 1289 sqm approx



8 Nalinga Ct WARRANWOOD 3134 (VG)

Agent Comments



Price: \$1,525,000
Method: Sale
Date: 18/02/2022
Property Type: House (Res)
Land Size: 1044 sqm approx

Account - Philip Webb