# 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 181 Wonga Road, Warranwood Vic 3134 Including suburb and postcode

#### 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	Pro	perty 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

Add	dress 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 comparableproperties 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

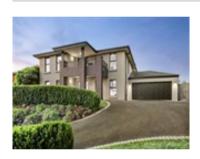
Property Type: House

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)



Price: \$1,650,000 Method: Private Sale Date: 10/02/2022

Property Type: House (Res) Land Size: 934 sqm approx

**Agent Comments** 



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)



Price: \$1,525,000 Method: Sale Date: 18/02/2022

Property Type: House (Res) Land Size: 1044 sqm approx Agent Comments

### Account - Philip Webb



