



142 Brysons Road Wonga Park

Additional information

Council Rates: \$4,013pa inc. FSL (refer to Section 32)
 Dual frontages (Brysons Road and Gatters Road)
 Circular driveway
 Solid brick home
 Three living areas
 Updated stone kitchen (Bosch and Smeg appliances)
 Jarrah floorboards
 9 foot ceilings
 High grade insulation
 Salt water pool
 Open fireplace and Coonara wood fireplace
 Fans throughout home
 Reverse heating and cooling in meals area
 NBN (fast speed – fibre to house) and Foxtel satellite
 Gas bottle for cooktop and Infinity hot water service
 Tank water
 Septic tank
 3 phase power to site
 Electric fences
 6km of fencing around perimeter

External Size

Land size: 5.76 hectares (approx.); 14.24 acres (approx.)

Rental Estimate

\$1,350-\$1,500 per week based on current market conditions

Agent's Estimate of Selling Price \$2,400,000 - \$2,550,000

Close proximity to ...

Schools

Yarra Road Primary School (zoned) – 2.4km
 Waranwood Primary School – 3.8km
 Melba Secondary College (zoned) – 6.6km
 Yarra Valley Grammar – 5.3km
 Luther College - 4.5km
 Rudolf Steiner School – 6.9km

Shops

Coles Croydon North – 4.7km
 Aldi Chirside Park – 5.0km
 Eastland Shopping Centre – 8.5km

Parks

Hochkins Ridge Flora Reserve -2.9km
 Oneill Way Reserve -2.9km
 Candlebark Walk Reserve -3.2km

Transport

Ringwood Train Station – 9.0km (12 minutes by car)
 Bus 672 Croydon - Chirside Park via Wonga Park & Croydon Hills

Settlement

60/90 days or any other such terms that have been agreed to
 in writing by the vendor

Method

Private Sale

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected



Cameron Way
 0418 352 380



Jackie Mooney
 0401 137 901

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

142 Brysons Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$2,400,000

&

\$2,550,000

Median sale price

Median price \$1,564,000

Property Type House

Suburb Wonga Park

Period - From 01/10/2020

to 31/12/2020

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	111 Brysons Rd WARRANDYTE SOUTH 3134	\$2,675,000	19/11/2020
2	10 Homestead Rd WONGA PARK 3115	\$2,355,000	17/11/2020
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:

09/04/2021 15:32



 5  3  2

Property Type: House

Land Size: 5.76 hectares/ 14.2 acres sqm approx

Agent Comments

Comparable Properties



111 Brysons Rd WARRANDYTE SOUTH 3134 (REI/VG)

Agent Comments

 4  2  8

Price: \$2,675,000

Method: Private Sale

Date: 19/11/2020

Property Type: House (Res)

Land Size: 21043 sqm approx



10 Homestead Rd WONGA PARK 3115 (REI)

Agent Comments

 5  3  3

Price: \$2,355,000

Method: Private Sale

Date: 17/11/2020

Property Type: House (Res)

Land Size: 29200 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.

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.