

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

1/258 Wonga Road, Warranwood Vic 3134

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,250,000 Property Type Unit Suburb Warranwood

Period - From 29/05/2023 to 28/05/2024 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	1/238 Wonga Rd WARRANWOOD 3134	\$1,250,000	07/02/2024
2	4/258 Wonga Rd WARRANWOOD 3134	\$950,000	19/10/2023
3	7 Middlebrook Dr RINGWOOD NORTH 3134	\$820,000	06/12/2023

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: 29/05/2024 17:42



 4  2  2

Property Type: Townhouse

Land Size: 376 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

29/05/2023 - 28/05/2024: \$1,250,000

Comparable Properties

1/238 Wonga Rd WARRANWOOD 3134
(REI/VG)

Agent Comments

 4  -  -

Price: \$1,250,000

Method: Private Sale

Date: 07/02/2024

Property Type: Townhouse (Res)



4/258 Wonga Rd WARRANWOOD 3134
(REI/VG)

Agent Comments

 4  2  2

Price: \$950,000

Method: Private Sale

Date: 19/10/2023

Property Type: Townhouse (Res)

7 Middlebrook Dr RINGWOOD NORTH 3134
(VG)

Agent Comments

 3  -  -

Price: \$820,000

Method: Sale

Date: 06/12/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888