

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

155 Brysons 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 \$1,560,000 Property Type House Suburb Wonga Park

Period - From 01/04/2023 to 31/03/2024 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	342 Wonga Rd WARRANWOOD 3134	\$3,160,000	24/12/2023
2	94 Hall Rd WARRANDYTE SOUTH 3134	\$3,031,000	12/02/2024
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: 12/04/2024 14:06



 6  4  8

Property Type: House
Land Size: 39255 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending March 2024: \$1,560,000

Comparable Properties



342 Wonga Rd WARRANWOOD 3134 (REI)

Agent Comments

 4  2  4

Price: \$3,160,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 24564.44 sqm approx



94 Hall Rd WARRANDYTE SOUTH 3134 (REI)

Agent Comments

 5  3  2

Price: \$3,031,000
Method: Private Sale
Date: 12/02/2024
Property Type: House (Res)
Land Size: 4154 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.

Account - Hoskins | P: 03 9722 9755