

# 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

212 Wonga Road, Warranwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Warranwood

Period - From 19/06/2023 to 18/06/2024 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	26 Kalinda Rd CROYDON 3136	\$700,000	01/06/2024
2			
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: 19/06/2024 10:15



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 329 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median House Price**  
19/06/2023 - 18/06/2024: \$1,380,000

## Comparable Properties



**26 Kalinda Rd CROYDON 3136 (REI)**

[Agent Comments](#)



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 557 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.

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