

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	311 Yarra Road, Wonga Park Vic 3115
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Indicative selling price

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

Single price	\$2,100,000
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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	54-56 Toppings Rd WONGA PARK 3115	\$2,120,000	14/12/2023
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:	09/05/2024 12:35
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311 Yarra Road, Wonga Park Vic 3115



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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4 2 6

Rooms: 7

Property Type: House

Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000

Median House Price

Year ending March 2024: \$1,560,000

Comparable Properties



54-56 Toppings Rd WONGA PARK 3115 (REI)

Agent Comments

4 2 6

Price: \$2,120,000

Method: Private Sale

Date: 14/12/2023

Property Type: House (Res)

Land Size: 4047 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 - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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