

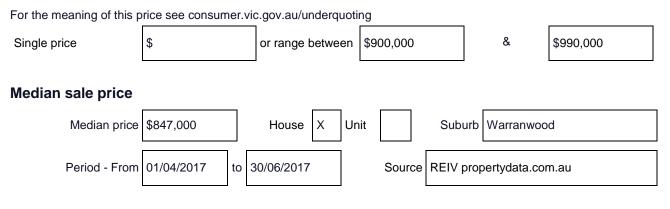
## STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

#### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and 4/224 Wonga Road Warranwood, VIC 3134 postcode

#### Indicative selling price



#### **Comparable property sales**

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 1/228 Wonga Road Warranwood, VIC 3134	\$910,000	08/02/2017
2 11 Latrobe Court Croydon Hills, VIC 3136	\$945,000	27/04/2017
3 13 Sandgate Avenue Croydon, VIC 3136	\$975,000	18/02/2017

Property data source: REIV propertydata.com.au. Generated on 31 July 2017.



# Additional information about comparable sales.



Warranw	vood	1/228 Wonga Road	4 BED	2 BATH 2 CAF
METHOD	Private	e Sale		
TYPE	Townh	nouse		
	405m2			



Croydon	Hills	11 Latrobe Court	5 BED 2 BATH 2 CAR
METHOD TYPE LAND	Sold Bo House 450m2	efore Auction	



Croydon		13 Sandgate Avenue	4 BED	2 BATH	3 CAR
ТҮРЕ	Auction House 509m2				

Property data source: REIV propertydata.com.au. Generated on 31 July 2017.