

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
postcode 4/224 Wonga Road Warranwood, VIC 3134

Indicative selling price

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

Single price \$ or range between \$900,000 & \$990,000

Median sale price

Median price \$847,000 House Unit Suburb Warranwood

Period - From 01/04/2017 to 30/06/2017 Source REIV propertydata.com.au

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.



Warranwood 1/228 Wonga Road **4 BED 2 BATH 2 CAR**

METHOD Private Sale
TYPE Townhouse
LAND 405m2



Croydon Hills 11 Latrobe Court **5 BED 2 BATH 2 CAR**

METHOD Sold Before Auction
TYPE House
LAND 450m2



Croydon 13 Sandgate Avenue **4 BED 2 BATH 3 CAR**

METHOD Auction
TYPE House
LAND 509m2

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