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: 30-32 Reserve Road Wonga Park VIC 3115

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between $2,400,000 & $2,640,000

Median sale price

Median price: $1,370,000 Property type: *House* Suburb: Wonga Park

Period - From: 1/1/2023 to: 31/3/2023 Source: REIV

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25/5/2023