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	35 Toppings Road, Wonga Park Vic 3115

Indicative selling price

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

Single price $1,740,000

Median sale price

Median price $1,735,000 Property Type House Suburb Wonga Park

Period - From 13/12/2020 to 12/12/2021 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	25 Jumping Creek Rd WONGA PARK 3115	$1,970,000	21/09/2021
2	39 Toppings Rd WONGA PARK 3115	$1,820,000	04/08/2021
3	28 Toppings Rd WONGA PARK 3115	$1,455,000	02/08/2021

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: 13/12/2021 10:43

35 Toppings Road, Wonga Park Vic 3115



4 2 5

Property Type: House
Land Size: 4074 sqm approx

Agent Comments

Indicative Selling Price
$1,740,000
Median House Price
13/12/2020 - 12/12/2021: $1,735,000

Comparable Properties



25 Jumping Creek Rd WONGA PARK 3115 (REI/VG)

4 2 5

Price: $1,970,000
Method: Private Sale
Date: 21/09/2021
Property Type: House (Res)
Land Size: 4000 sqm approx

Agent Comments

39 Toppings Rd WONGA PARK 3115 (VG)

4 - -

Price: $1,820,000
Method: Sale
Date: 04/08/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4116 sqm approx

Agent Comments



28 Toppings Rd WONGA PARK 3115 (REI/VG)

4 2 2

Price: $1,455,000
Method: Expression of Interest
Date: 02/08/2021
Property Type: House (Res)
Land Size: 1934 sqm approx

Agent Comments

Similarly, if not more, dated internally, on only <0.5ac.

Account - Hoskins | P: 98747677, 9722 9755

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