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	7/195 Wonga Road, Warranwood Vic 3134

Indicative selling price

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

Range between $840,000 & $900,000

Median sale price

Median price $1,215,000 Property Type Unit Suburb Warranwood

Period - From 10/10/2023 to 09/10/2024 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	1/258 Wonga Rd WARRANWOOD 3134	$980,000	18/07/2024
2	13 Kenwood Cr RINGWOOD 3134	$905,000	20/04/2024
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: 10/10/2024 16:15

7/195 Wonga Road, Warranwood Vic 3134



4 2 2

Property Type: Townhouse
Land Size: 303 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $900,000
Median Unit Price
10/10/2023 - 09/10/2024: $1,215,000

Comparable Properties



1/258 Wonga Rd WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $980,000
Method: Private Sale
Date: 18/07/2024
Property Type: Townhouse (Res)
Land Size: 376 sqm approx

Agent Comments



13 Kenwood Cr RINGWOOD 3134 (REI/VG)

3 2 2

Price: $905,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Townhouse (Res)
Land Size: 381 sqm approx

Agent Comments

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 - Barry Plant | P: 03 9842 8888

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