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	12 RINDLEBROOK PLACE 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)

~~Single Price~~		or range between	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,410,000	Property type	House	Suburb	Wonga Park
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
14A COLLINS GROVE CROYDON NORTH VIC 3136	$821,500	03-Mar-25
5/24 KARINGAL STREET CROYDON NORTH VIC 3136	$812,000	30-Jan-25
19 PANORAMA DRIVE CROYDON NORTH VIC 3136	$910,000	15-Mar-25

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 6 months.~~

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14A COLLINS GROVE CROYDON NORTH VIC 3136

3 3 2

Sold Price RS $821,500 Sold Date 03-Mar-25

Distance 1.57km



5/24 KARINGAL STREET CROYDON NORTH VIC 3136

3 2 2

Sold Price $812,000 Sold Date 30-Jan-25

Distance 1.22km



19 PANORAMA DRIVE CROYDON NORTH VIC 3136

3 2 2

Sold Price RS $910,000 Sold Date 15-Mar-25

Distance 1.44km

RS = Recent sale **UN** = Undisclosed Sale

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