



 3    2    2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$920,000 - \$980,000  
**Median House Price**  
June quarter 2017: \$1,090,500

## Comparable Properties



**46 Packham PI WONGA PARK 3115 (REI/VG)**   **Agent Comments**

 5    2    2

**Price:** \$989,000  
**Method:** Private Sale  
**Date:** 17/02/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx



**8 Charles Smith Dr WONGA PARK 3115 (REI/VG)**   **Agent Comments**

 4    2    2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 21/01/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 701 sqm approx



**12 Pezzimenti PI WONGA PARK 3115 (REI)**   **Agent Comments**

 4    2    2

**Price:** \$905,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 727 sqm approx



## 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	2 Rindlebrook Place, Wonga Park Vic 3115
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$920,000	&	\$980,000
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#### Median sale price

Median price	\$1,090,500	House	X	Suburb	Wonga Park
Period - From	01/04/2017	to	30/06/2017	Source	REIV

#### Comparable property sales

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
46 Packham PI WONGA PARK 3115	\$989,000	17/02/2017
8 Charles Smith Dr WONGA PARK 3115	\$950,000	21/01/2017
12 Pezzimenti PI WONGA PARK 3115	\$905,000	22/04/2017