

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 Fiona Court, Ringwood Vic 3134

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$830,000

&

\$895,000

Median sale price

Median price \$885,500

House

X

Unit

Suburb Ringwood

Period - From 01/10/2017

to

30/09/2018

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 | 36 Hamilton Dr RINGWOOD NORTH 3134 | \$875,000 | 22/09/2018 |
| 2 | 54 Crossman Dr CROYDON HILLS 3136 | \$865,000 | 22/09/2018 |
| 3 | 14 Berala Ct RINGWOOD 3134 | \$840,000 | 05/10/2018 |

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 710 sqm approx

Agent Comments

Indicative Selling Price

\$830,000 - \$895,000

Median House Price

Year ending September 2018: \$885,500

Comparable Properties

**36 Hamilton Dr RINGWOOD NORTH 3134 (REI)** Agent Comments

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Price: \$875,000**Method:** Auction Sale**Date:** 22/09/2018**Rooms:** 7**Property Type:** House (Res)**Land Size:** 657 sqm approx**54 Crossman Dr CROYDON HILLS 3136 (REI)** Agent Comments

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Price: \$865,000**Method:** Private Sale**Date:** 22/09/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 700 sqm approx**14 Berala Ct RINGWOOD 3134 (REI)**

Agent Comments

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Price: \$840,000**Method:** Private Sale**Date:** 05/10/2018**Rooms:** -**Property Type:** House**Land Size:** 790 sqm approx