

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	12 Fiona Court, Ringwood Vic 3134
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$830,000	&	\$895,000

#### Median sale price

Median price	\$885,500	Hou	use X	Unit		Suburb	Ringwood
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

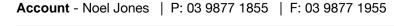
#### Comparable property sales (\*Delete A or B below as applicable)

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





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

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)





Price: \$840,000 Method: Private Sale Date: 05/10/2018

Rooms: -

Property Type: House Land Size: 790 sqm approx **Agent Comments** 

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