

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 36 Ruthven Way, Ringwood East 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,250,000 & \$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median price \$828,500 *House ☒ *Unit ☐ Suburb Ringwood East

Period - From 1/7/16 to 30/6/17 Source Price Finder

Comparable property sales

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
16 Morinda Street, Ringwood East 3135	\$1,206,000	4/3/17
18 Mirabel Avenue, Ringwood East 3135	\$1,210,000	18/3/17
14 Carcoola Road, Ringwood East 3135	\$1,310,000	7/2/17