

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

16 Zephyr Close Ringwood VIC 3134

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

*House

*Unit

X

Suburb

Ringwood

Period-from

01 May 2018

to

30 Apr 2019

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

1A Kemps Street Ringwood East VIC 3135	\$588,000	27-Oct-18
2/3 Belle Vue Avenue Ringwood VIC 3134	\$600,000	24-Dec-18
3/12 Lena Grove Ringwood VIC 3134	\$623,000	29-Aug-18

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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**1A Kemps Street Ringwood East
VIC 3135**

2 1 1

Sold Price

\$588,000

Sold Date

27-Oct-18

Distance

1.98km



**2/3 Belle Vue Avenue Ringwood
VIC 3134**

3 2 1

Sold Price

\$600,000

Sold Date

24-Dec-18

Distance

1.83km



**3/12 Lena Grove Ringwood VIC
3134**

2 1 2

Sold Price

\$623,000

Sold Date

29-Aug-18

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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