

## 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

30/12-14 Unsworth Road Ringwood North VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Ringwood North

Period-from

01 Oct 2018

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 8 Byron Street Ringwood VIC 3134              | \$851,000 | 27-Aug-19 |
| 1/250 Warrandyte Road Ringwood North VIC 3134 | \$855,000 | 04-Oct-19 |
|   |           |           |

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.

This Statement of Information was prepared on: 07 October 2019



**8 Byron Street Ringwood VIC 3134**

Sold Price

**\$851,000**

Sold Date

**27-Aug-19**

 4  2  2

Distance

**0.32km**



**1/250 Warrandyte Road Ringwood North VIC 3134**

Sold Price

<sup>RS</sup> **\$855,000** <sup>UN</sup>

Sold Date

**04-Oct-19**

 4  2  2

Distance

**1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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