

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 12 Miller Grove, Ringwood East, VIC, 3135

Indicative selling price

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

Price Range \$850,000 - \$935,000

Median sale price

Median price \$881,000

*House

*Unit

Suburb Ringwood East

Period - From 01 JUL 2018 to 30 SEP 2018

Source REIV

Comparable property sales

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
84 ALEXANDRA ROAD, RINGWOOD EAST, VIC, 3135	\$906,000	19 OCT 2018
1 MALCOLM COURT, RINGWOOD EAST, VIC, 3135	\$897,000	07 SEP 2018
21 BYWAYS DRIVE, RINGWOOD EAST, VIC, 3135	\$865,500	03 AUG 2018

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~