

# 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 19 Pine Road, Ringwood North, 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$800,000 - \$880,000

### Median sale price

Median price \$920,000

\*House

☒

\*Unit

☐

Suburb Ringwood North

Period - From 01 MAR 2018

to 30 JUN 2018

Source REIV (Property Data)

### 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
32 AURUM CRESCENT, RINGWOOD NORTH, VIC, 3134	\$880,000	28 APR 2018
39 LOCKHART ROAD, RINGWOOD NORTH, VIC, 3134	\$875,000	23 JUN 2018
22 MELVIEW DRIVE, RINGWOOD NORTH, VIC, 3134	\$860,000	26 MAY 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.~~