

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

1/3 Heather Grove 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

or range
between

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Ringwood

Period-from

01 Nov 2018

to

31 Oct 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

1/7 Neville Street Ringwood VIC 3134	\$631,000	13-Aug-19
62 Wantirna Road Ringwood VIC 3134	\$665,000	14-Sep-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: 13 November 2019



1/7 Neville Street Ringwood VIC 3134

Sold Price **\$631,000** Sold Date **13-Aug-19**

3 1 1

Distance **0.11km**



62 Wantirna Road Ringwood VIC 3134

Sold Price **\$665,000** Sold Date **14-Sep-19**

2 1 1

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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